



# THE CONFLUENCE

**A New Industrial Park  
Casa Grande, AZ**

**Building A: 152,200 SF  
Building B: 173,035 SF  
Divisible**

Jones Lang LaSalle Brokerage, Inc. License #: C0508577000





## Construction Schedule

Mass Grading Commence – December 2022

Tilt Panel Completion – June 2023

Roofing Completion – September 2023

Permanent Power – August 2023

Certificate of Completion – December 2023



## BUILDING A

Available Space	152,200 SF, divisible / 1,200 SF spec office
Building Dimensions	220' x 729' (south side) / 590' (north side)
Loading	36 dock high doors / 3 drive-in doors
Power	3000A, 277/480 volt, three phase electrical service. Conduit for future power expansion to 6000A power provided by APS
Parking	107 auto parking stalls / future trailer parking expansion
Zoning	L1 (City of Eloy)
Floor	6" thick warehouse floor slab
Column Spacing	60' speed bays, 56' x 53' bay size in the warehouse area
Height	32' clear height
Roof	1% sky lights, 20-year roof warranty
Truck Court	100% concrete, fully secured 208' shared truck court
Rails	Rail capable UPRR main line
Sprinklers	K-25 ESFR

## BUILDING B

Available Space	173,035 SF, divisible
Building Dimensions	220' x 785'
Loading	38 dock high doors / 4 drive-in doors
Power	3000A, 277/480 volt, three phase electrical service. Conduit for future power expansion to 6000A power provided by APS
Parking	140 auto parking stalls / future trailer parking expansion
Zoning	L1 (City of Eloy)
Floor	6" thick warehouse floor slab
Column Spacing	60' speed bays, 56' x 53' bay size in the warehouse area
Height	32' clear height
Roof	1% sky lights, 20-year roof warranty
Truck Court	100% concrete, fully secured 208' shared truck court
Rails	Rail capable UPRR main line
Sprinklers	K-25 ESFR



# CASA GRANDE/ELOY DEMOGRAPHICS

Drive Time	2022 Total Population	Projected 2027 Population	Households	Civilian Population of Age 16+ Labor Force	2022 Median Age
30 minutes	110,692	117,404	38,070	47,047	36.7
60 minutes	2,161,369	2,251,418	804,673	1,124,563	34.9
90 minutes	5,827,846	6,038,566	2,190,196	2,917,399	36.7



## DRIVE TIMES FROM ELOY, AZ

Chandler, AZ	30 minutes
Tucson, AZ	45 minutes
Phoenix, AZ	45 minutes
Lukeville Port of Entry, Mexico	2.5 hours
San Diego, CA	5 hours
Los Angeles, CA	6.5 hours

## AREA IMPROVEMENTS

**±40 minutes** (42.8 miles) to existing Intel campus

**±70 minutes** (77.6 miles) to future TSMC site

**\$800M 26-mile expansion** of I-10 from Chandler to Casa Grande has been approved, construction to commence in 2025





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