

DOBSON TECH PARK

FLORENCE, ARIZONA

CRE8
ADVISORS™

MARKET OVERVIEW



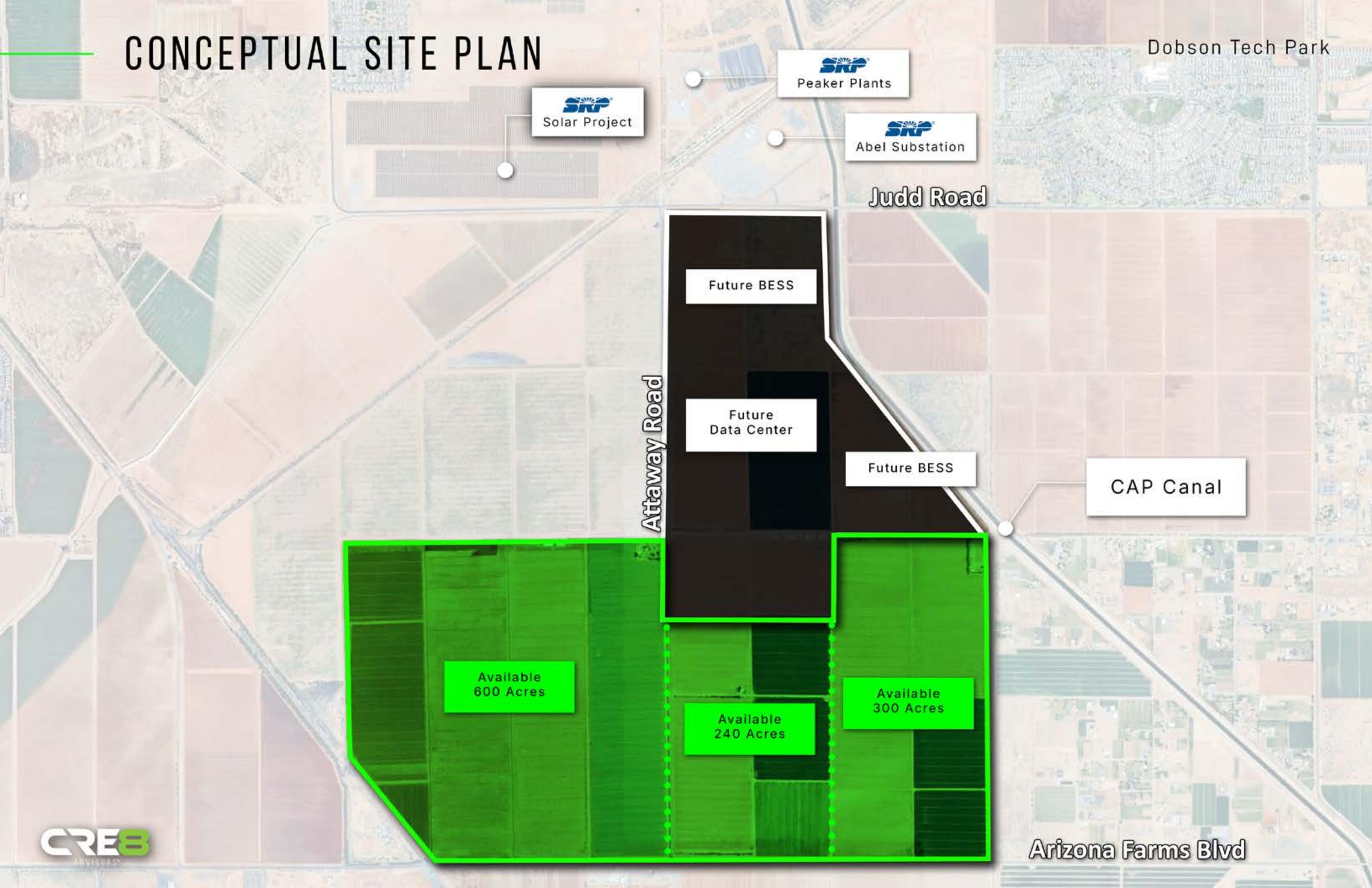
SRP ABEL SUBSTATION AERIAL

Dobson Tech Park



CONCEPTUAL SITE PLAN

Dobson Tech Park



PROPERTY HIGHLIGHTS

Dobson Tech Park

SUMMARY

Intersection	NWC of Arizona Farms Blvd & Felix Road
Location	Florence, Arizona
Asking Price	Call For Pricing
Total Acres	1,140
Zoning	Commercial Industrial (Data Center & BESS by right)
Flood Plain	Zone X
APN	210440020 & 210440040

UTILITIES

Power	Salt River Project - SRP
Water	EPCOR
Sewer	EPCOR

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OVERVIEW

- » Approved Major Comprehensive Plan Amended for 1,600-acre tech park.
- » Strategically located within SRP Service Territory - one of the most reliable service providers in the US.
- » Adjacent to SRP Abel Substation - expanding to become one of the largest substations in the Arizona.
- » Can accommodate a variety of project sizes from 40 to 1,140 acres.
- » Current 500 kV & 230 kV lines exist intersecting the property.
- » Join TSMC, Intel, Apple, Meta, AWS, LG Energy Solutions, Amcor, Google, and others in the Phoenix Metro Area.



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