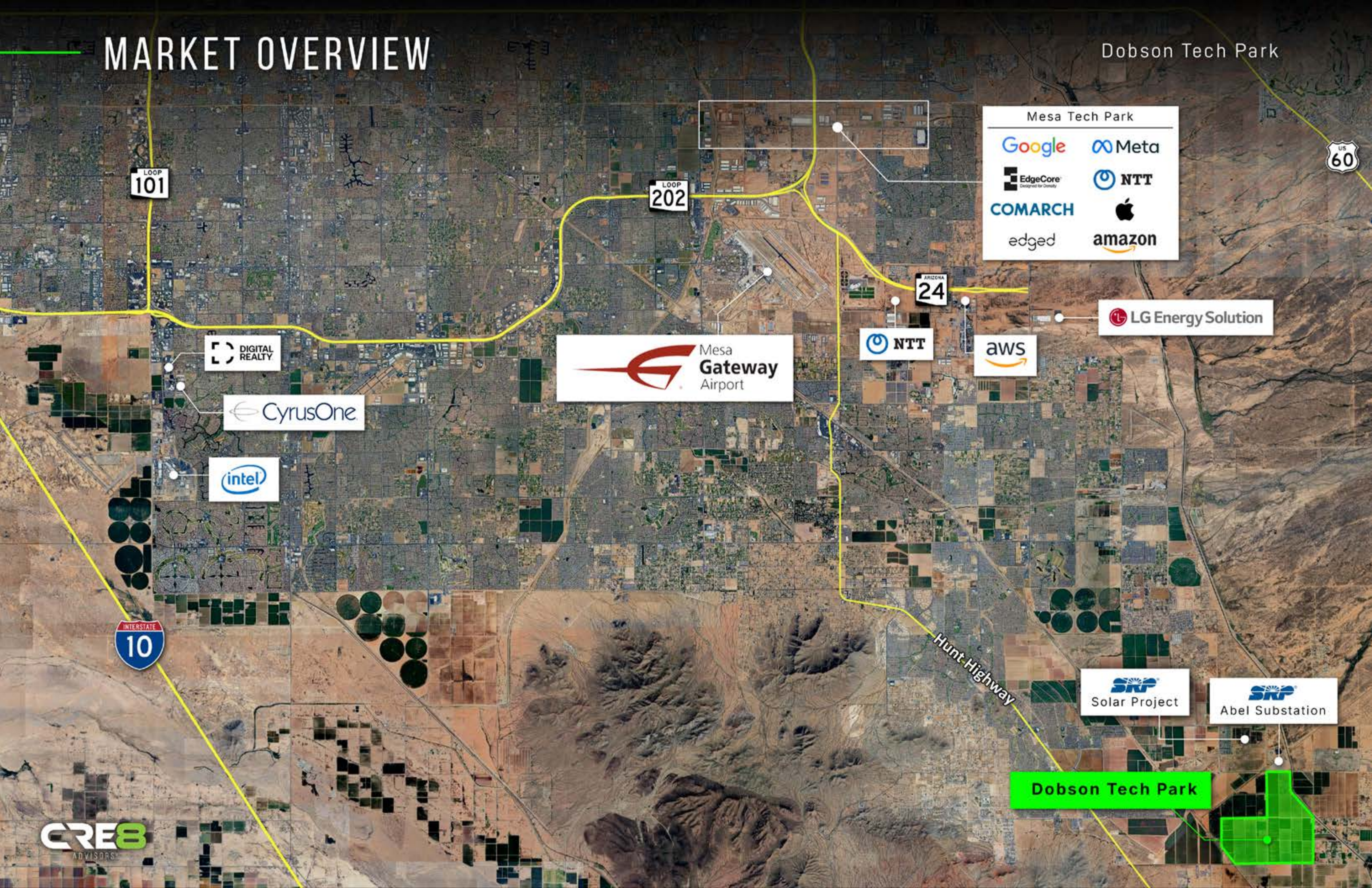


DOBSON TECH PARK

FLORENCE, ARIZONA



MARKET OVERVIEW



Dobson Tech Park

Mesa Tech Park

Google

Meta

EdgeCore
Designed for Density

NTT

COMARCH



edged

amazon

LG Energy Solution

NTT

aws

Mesa Gateway Airport

DIGITAL REALTY

CyrusOne

intel

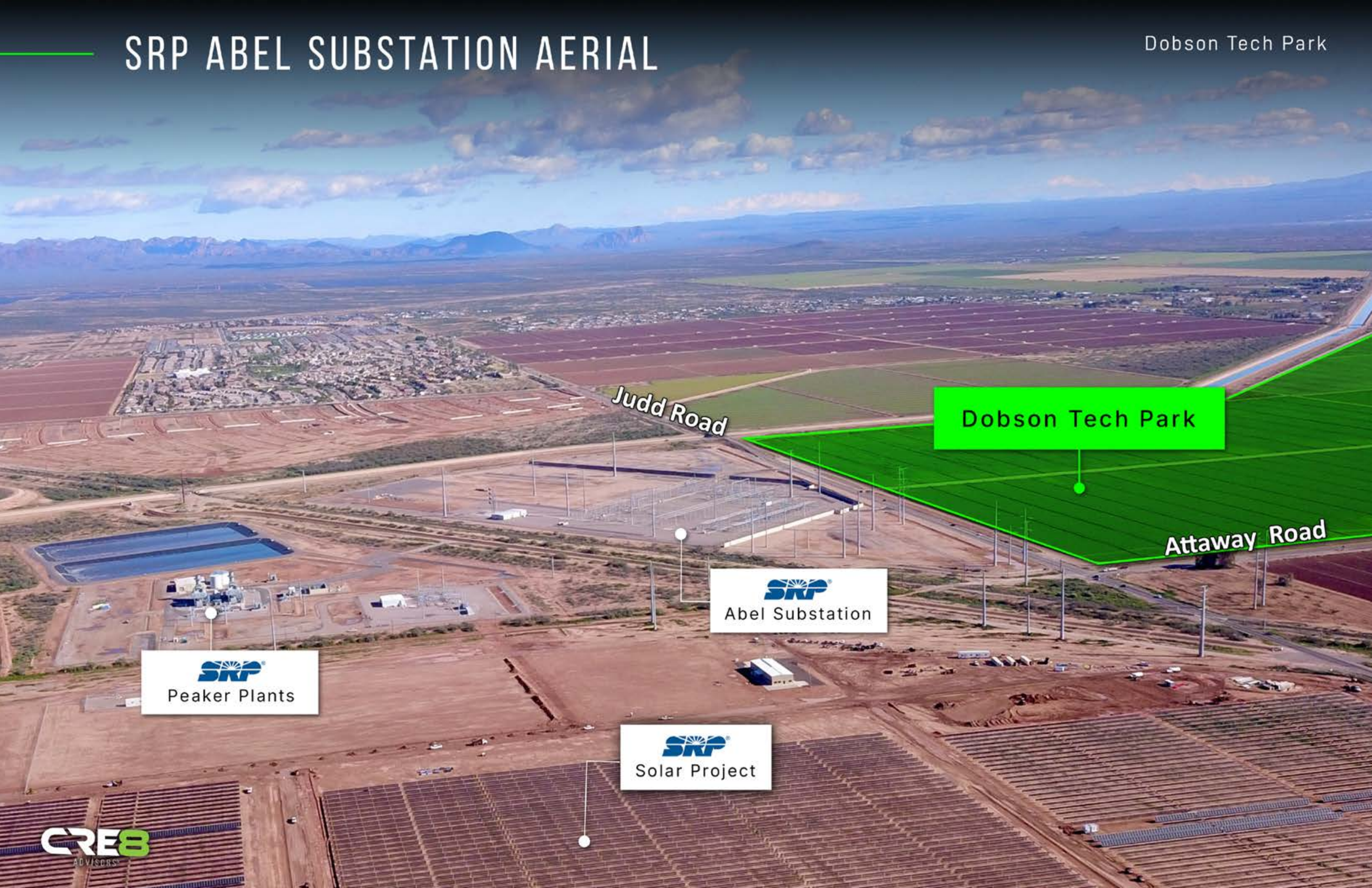
SRP Solar Project

SRP Abel Substation

Dobson Tech Park

SRP ABEL SUBSTATION AERIAL

Dobson Tech Park



Judd Road

Dobson Tech Park

Attaway Road



Abel Substation



Peaker Plants



Solar Project

CONCEPTUAL SITE PLAN

Dobson Tech Park


Solar Project


Peaker Plants


Abel Substation

Judd Road

Future BESS

Future
Data Center

Future BESS

CAP Canal

Attaway Road

Available
600 Acres

Available
240 Acres

Available
300 Acres

Arizona Farms Blvd

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	Comercial Industrial (Data Center & BESS by right)
Flood Plain	Zone X
APN	210440020 & 210440040

UTILITIES

Power	Salt River Project - SRP
Water	EPCOR
Sewer	EPCOR

CONTACT

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OVERVIEW

- » Approved Major Comprehensive Plan Amenedment 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 accomodate 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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