



ENVISION

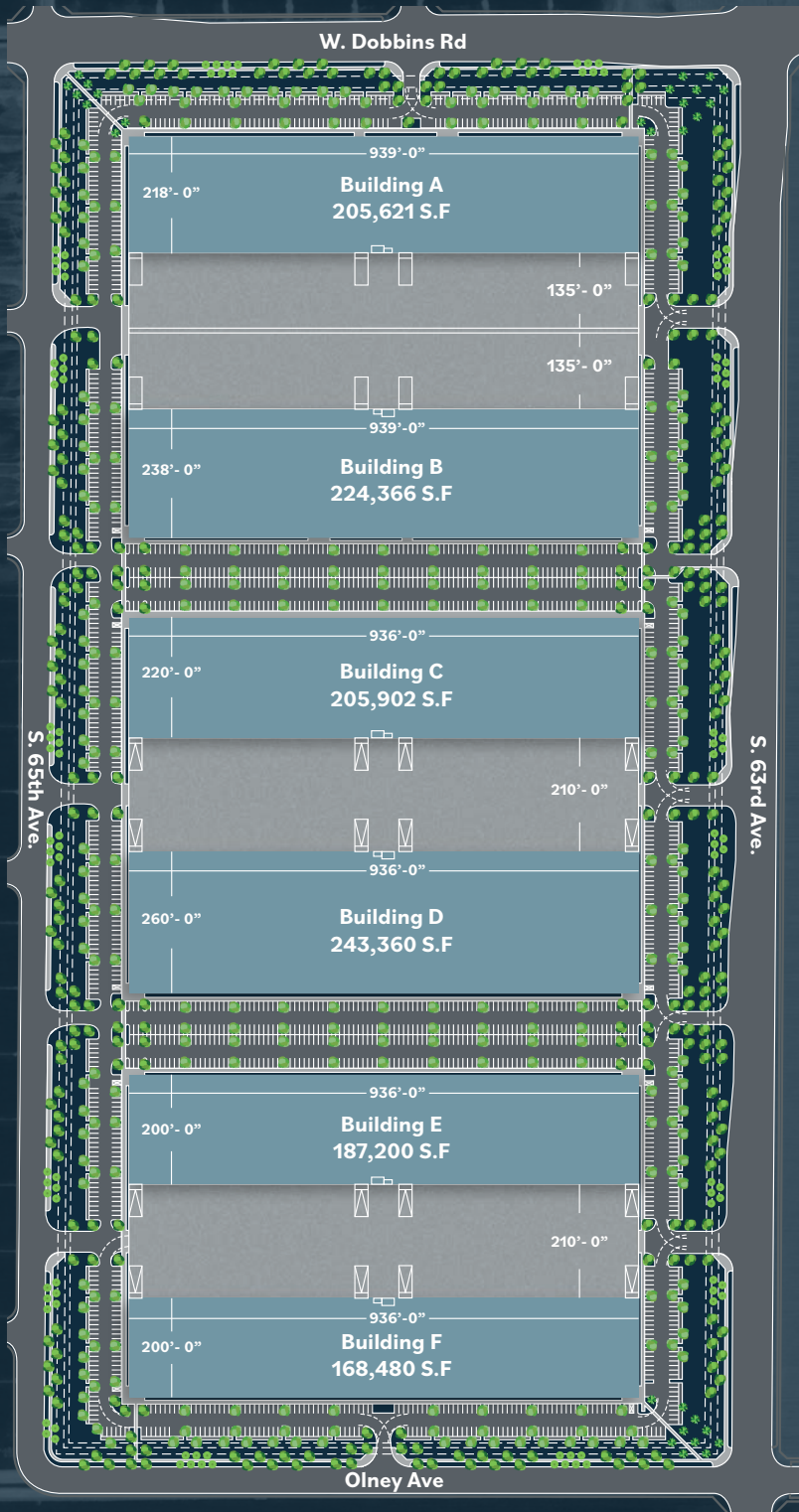
DOBBINS 202 WEST

Loop 202 / Dobbins Road
PHOENIX, ARIZONA

MASTER PLANNED INDUSTRIAL PARK

Lease & BTS opportunities

SITE PLAN



PROPERTY FEATURES

- 6 building master planned industrial park
- BTS opportunities available
- Building sizes ranging from **168,480 SF - 243,360 SF**
- Divisibility to **50,000 SF**
- Power: **480/277V (SRP)**
- ESFR sprinkler system
- **130' - 210'** truck court depths
- Fully secured / concrete truck courts
- Dock high and grade level loading
- R-38 roof insulation with white scrim sheet
- Ample parking
- PUD zoning, City of Phoenix

LOCATION HIGHLIGHTS

Immediate access to Loop 202 via full diamond interchange at Dobbins Road

±6 miles from Interstate 10 / Loop 202 interchange

±5 hour drive to Inland Empire, CA

West Valley and East Valley connectivity

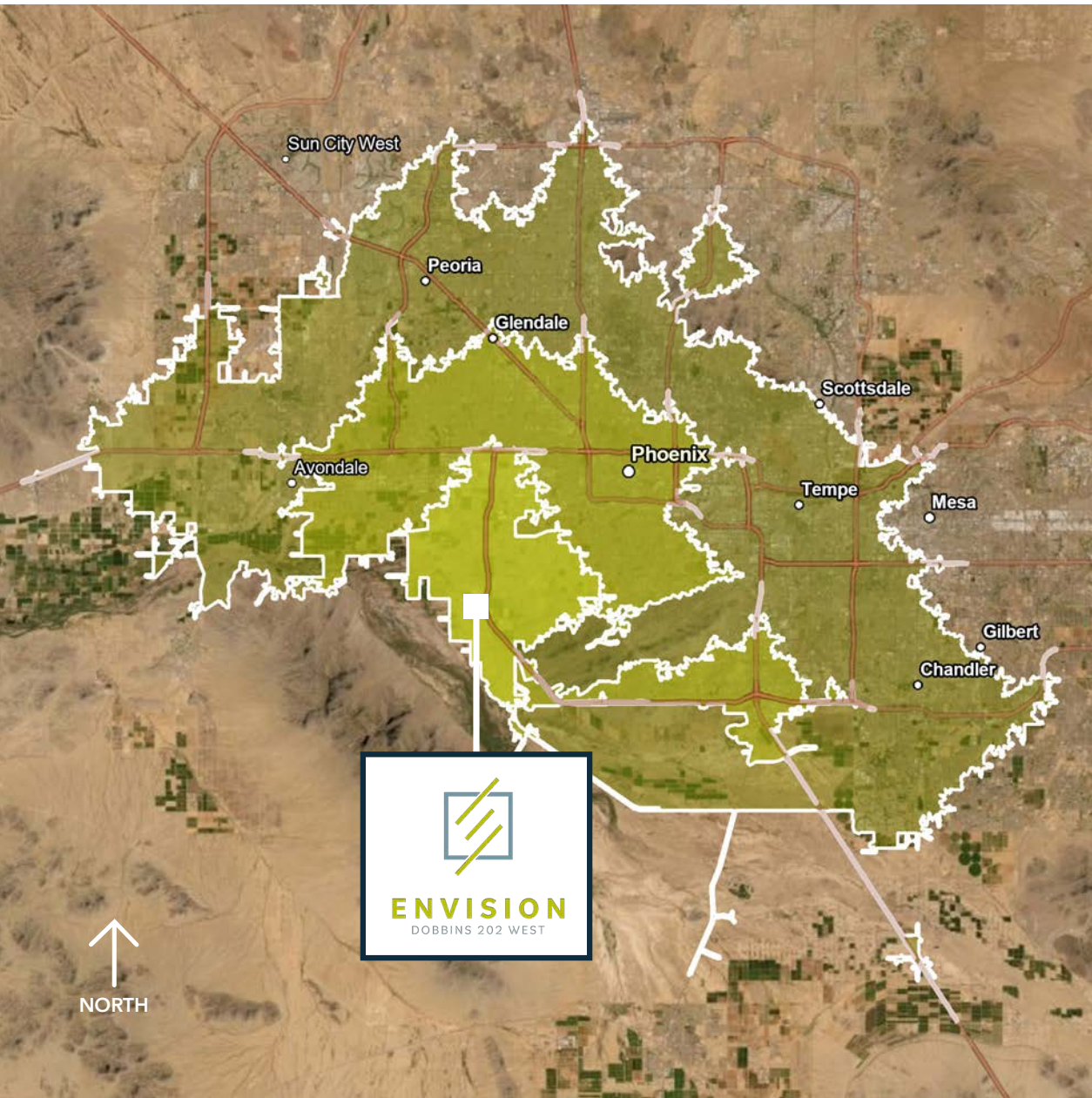
Dobbins Road frontage and Loop 202 visibility

±20 minute drive to Phoenix Sky Harbor International Airport

Foreign Trade Zone capable



10 / 20 / 30 MINUTE DRIVE TIME DEMOGRAPHICS



Population

	10 minutes	20 minutes	30 minutes
2022:	110,867	887,831	2,454,717
2027:	116,062	925,230	2,547,636

Households

	10 minutes	20 minutes	30 minutes
2022:	30,450	276,627	896,554
2027:	31,825	290,317	932,366

Labor Force

	10 minutes	20 minutes	30 minutes
2022:	55,416	422,844	1,277,592

AZ COMPETES

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule





FOR MORE INFORMATION:

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