


PECOS ADVANCED MANUFACTURING ZONE

1,000+ ACRES OF DEVELOPABLE LAND
STREAMLINED ENTITLEMENT PROCESS
ROBUST INFRASTRUCTURE



mesa

A STRATEGIC LOCATION FOR ADVANCED MANUFACTURERS

Power, land, water, natural gas, fiber, market access, a streamlined entitlement process, a Foreign Trade Zone – the Pecos Advanced Manufacturing Zone has everything needed to get up and running quickly at a very competitive cost. Just ask neighboring companies: CMC Steel located in 2009, now operating a \$200 million, state-of-the-art, micro-mill; Fujifilm Chemical, a long-time business in Mesa, employing over 250 people and growing; or Bridgestone Americas established in 2014 its \$70 million advanced rubber research and development facility.

THE PECOS ADVANCED MANUFACTURING ZONE OFFERS:

Available Property – The Zone has more than 1,000 acres of available, shovel-ready property for projects large and small, with access to a robust infrastructure and within 30 minutes of Phoenix Sky Harbor International Airport.

Streamlined Entitlement Process – The City of Mesa has created an Employment Opportunity (EO) Floating Zone that reduces entitlement risk and greatly expedites the development process. The Floating Zone follows the General Industrial (GI) zoning guidelines, while restricting some land uses. When landowners opt in, they are only required to submit the proper paperwork for administrative approval. No public hearings or further City Council action is required. Projects that might have taken up to six months to go through the entitlement process, can get approval as fast as a few weeks.

Mesa's Foreign Trade Zone (FTZ) – One of the most competitive in the nation, the Mesa FTZ can reduce or defer tariffs and duties, and can reduce property taxes by as much as 72.2% in perpetuity for qualified users.

Opportunity Zone - The Pecos Advanced Manufacturing Zone sits within one of Mesa's Opportunity Zones. Opportunity Zones are part of a federal program designed to spur investment by providing tax benefits to investors who hold their investment between five to ten years.

Affordable Power Capacity – The Pecos Advanced Manufacturing Zone is located in close proximity to Salt River Project's (SRP) 69kV transmission line network, perfect for companies needing large amounts of redundant, dedicated power (20MW or more).

Robust Fiber Network – Multiple fiber providers are available in the Zone, such as Zayo, CenturyLink and Cox,



which provide dark and lit fiber services, extensive inter-connectivity, and redundancy for high-tech industry needs. Furthermore, the City-owned E-Streets Conduit Loop, stretching 36 miles through East Mesa and the Pecos Advanced Manufacturing Zone, provides an underground network of twelve 2-inch fiber conduits which can be leased by fiber providers and private industry, allowing for accelerated fiber expansion and increased network operational control.

Available Natural Gas – Southwest Gas provides competitively-priced natural gas service to the area.

Abundant Water and Waste Water Capacity – The City of Mesa maintains a substantial water and wastewater infrastructure network in the Zone, and is continuing to expand to accommodate for future industry growth. Recently, the City has invested over \$150 million to construct the Signal Butte Water Treatment Plant, which has added

an additional 24 million gallons per day (MGD) of pumping capacity.

Convenient Freeway Access – Easy freeway on/off ramp access to Loop 202 and Interstate 10 links the area to markets across the nation. The Zone is within a one-day drive time of the Southern California market making Mesa an excellent alternative to the higher operating costs of California. Furthermore, the future extension of Arizona State Route 24 to the east will provide enhanced connectivity and growth opportunities for the region.

Airport Access – The Zone is adjacent to Phoenix-Mesa Gateway Airport. Gateway Airport provides commercial service to more than 47 destinations throughout the U.S. and Canada. Phoenix Sky Harbor International Airport, which provides commercial and cargo service to technology hubs around the nation and internationally, is only 30 minutes away. www.phxmesagateway.org, www.skyharbor.com

Low Risk of Natural Disaster – The Phoenix-Mesa metro area consistently ranks among the safest places in the U.S. for high-tech companies to do business because of its low risk of natural disaster.

MAJOR EDUCATIONAL AND WORKFORCE ASSETS

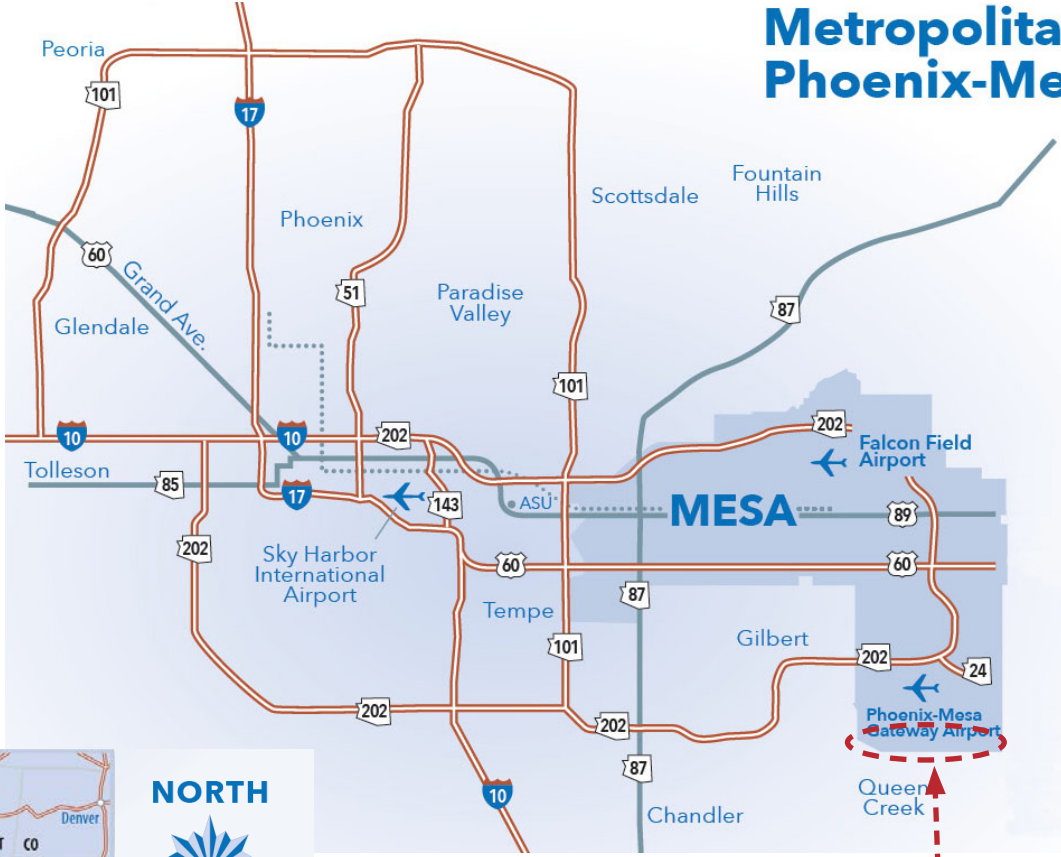
Arizona State University (ASU) Polytechnic – The Zone is in close proximity to ASU's Polytechnic campus with more than 4,500 students enrolled in science, engineering, management, technology, and education programs.

Chandler Gilbert Community College (CGCC) – Also located within a few minutes of the Zone is Chandler Gilbert Community College's Williams Campus with more than 2,000 students in nursing, aviation, and applied technology programs.

East Valley Institute of Technology (EVIT) – Considered a model for high-quality career and technical education, EVIT provides over 40 advanced career training programs to over 5,000 high school students to adults in the East Valley, with financial aid available to those who qualify.



Metropolitan Phoenix-Mesa



PECOS ADVANCED MANUFACTURING ZONE



MAJOR EMPLOYERS

- Bridgestone Americas** – R&D facility conducting research and developing manufacturing processes to produce rubber from the Guayule plant.
- CMC Steel** – Micro steel mill producing rebar from recycled steel.
- CRM Rubber** – Producer and supplier of crumb rubber to the asphalt industry. Largest crumb rubber producer in the western U.S.
- FUJIFILM** – Manufacturer of chemicals for the semiconductor industry.
- Matheson TriGas** – Producer and supplier of industrial gasses used in manufacturing industries such as steel, fabrication, medical, water treatment, semiconductors, chemicals, and food freezing.
- Metso** – Provider of industrial equipment repair and field services for the mining, aggregates, and process industries.
- Mitsubishi Gas Chemical** – manufacturer of chemicals for the semiconductor industry.
- TRW Vehicle Safety Systems** – Manufacturer of airbag components.

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