

Labor Force

A higher educated workforce benefits Manufacturing and Local Distribution due to the need for management positions and higher skilled workers. The percentage of college graduates in the Phoenix-Mesa Gateway 5-mile focus area is higher than the Arizona average.



Workers living in this area currently have a longer than average commute to work and could benefit from jobs closer to their homes.

The Phoenix Mesa Gateway focus area is a major growth area. Its population, currently at 122,000, expanded two-and-a-half times between 2000 and 2010. Locally, median household incomes are high at over \$80,000 per year, compared to \$62,000 for Maricopa County and \$54,000 for the State of Arizona. Additionally, the area boasts one of the highest percentages of high school graduates amongst the 16 study areas.

Percent of population with college degrees:

Phoenix-Mesa Gateway Area	20%
Maricopa County	8%
State of Arizona	17%

Average length of work commute:

Phoenix-Mesa Gateway Area	30 min.
Maricopa County	26 min.
State of Arizona	25 min.

Plans and Policies

Phoenix-Mesa Gateway Airport includes the benefits of a military reuse zone and a foreign trade zone. The military reuse program offers privilege tax exemptions, tax credits and property reclassifications that offer aviation companies a significant financial edge in the global marketplace. Because of characterization as foreign trade zone (No. 221), companies and importers benefit from reduction, deferral or elimination of U.S. Custom duties. Customs Office provides access to further advantages.

Mesa Gateway focus area freight businesses move motor vehicles, chemicals, metals and construction materials, machinery, durable goods, aeronautical and nautical systems, and more.

Top 10 Companies (by freight value)

Azuradisc, Inc.
Blucor Contracting, Inc.
CMC Rebar Arizona
Fabricating Distributor
Fujifilm Electronic Mtls USA
General Motors Proving Grounds
HB Aerospace Holdings LLC
Homestead Building Products
Howe Precast
TRW Vehicle Safety Systems

Source: HIS Global Insight. 2010

More information on the City of Mesa and the focus area can be found at:

www.mesaaz.gov/economic
www.phxmesagateway.org
www.evp-az.org
www.azcommerce.org
www.gpec.org

Available Industrial Space

This focus area is located within the CBRE-defined East Gilbert industrial submarket, a submarket that expanded greatly during the last decade and is now overbuilt—2.2 million square feet of space and a year-end 2011 vacancy rate of 46%. The available industrial space creates opportunity for substantial development and business relocation. Rental rates for industrial space in this submarket are average for the Phoenix area at roughly \$7 per square foot per year.

This market has the potential to absorb a cumulative total of 533,000 square feet which translates to approximately 500 to 1,100 jobs.

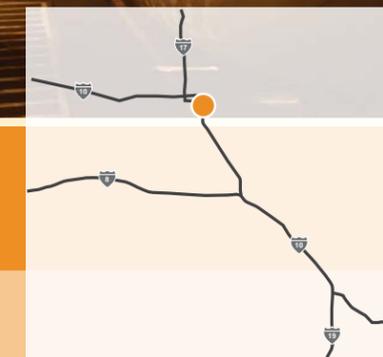


More information on the Freight Study can be found at www.bqaz.org

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M Manufacturing and Local Distribution

PHOENIX-MESA GATEWAY AIRPORT FOCUS AREA



FREIGHT TRANSPORTATION FRAMEWORK STUDY
A study by the JOINT PLANNING ADVISORY COUNCIL
A planning partnership for the Arizona Sun Corridor



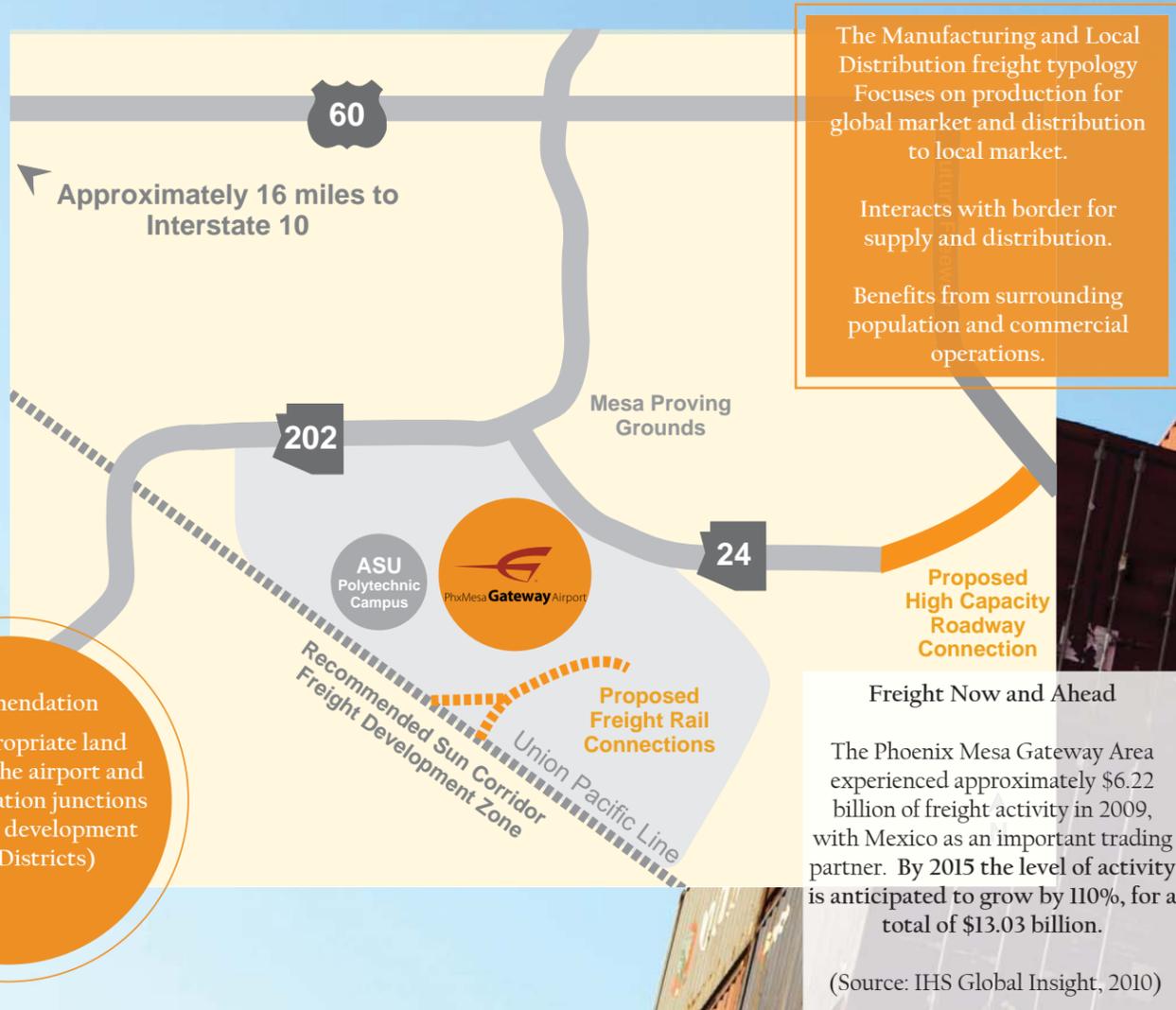
Phoenix-Mesa Gateway Focus Area

MANUFACTURING AND LOCAL DISTRIBUTION OPPORTUNITY

Freight typologies are used to characterize the essential functions of freight related facilities, and to identify where a particular facility or location fits within the global supply chain.

The Phoenix-Mesa Gateway focus area is well situated as a manufacturing and local distribution freight typology due to its proximity to key transportation markets, labor force, freeways and airport facilities. The area has a relatively high number of college educated workers and an existing concentration of manufacturing businesses; it has direct access to a large local market (4.5 Million Phx-Mesa), and is within one-day truck drive of major west coast and Mexican markets. Phoenix-Mesa Gateway airport includes the benefits of a military reuse zone and a foreign trade zone (No. 221).

The Phoenix-Mesa Gateway focus area is unique when compared to other locations in the region due to a cluster of on site higher education institutions including ASU-Polytechnic Campus, East Valley Institute of Technology, and three community colleges including Mesa, Gilbert and Chandler. Each campus offers specialized training for high-tech industries and offer customized curriculum developed with local businesses to train new or existing workers to quickly respond to changing market demands.



Transportation

Proximity to airport facilities is especially important for the manufacturing aspects of this typology, since they often require expedited manufacturing equipment within a short time frame. Phoenix-Mesa Gateway airport has three runways (10,401 ft; 10,201 ft; 9,300 ft) that can accommodate any size of airplane.

Phoenix-Mesa Gateway Airport Benefits:

- Eleven-acre cargo apron
- Three long runways that accommodate any cargo aircraft
- On-Airport U.S. Customs
- Low operating costs - Airport Rates and Charges
- 24-hour airport operations
- Existing 48,000-square-foot building available for lease
- Competitive on-airport building rentals
- Fully-staffed Air Traffic Control Tower
- ILS on runway 30C

www.phxmesagateway.org

Distance to Market	Road	Rail
Inland Empire	373 mi.	436 mi.
Las Vegas	337 mi.	665 mi.
Salt Lake	700 mi.	1,086 mi.
Reno	783 mi.	956 mi.
Bay Area	775 mi.	885 mi.
Nogales Port of Entry	174 mi.	855 mi.

Rail Features

Distance to Intermodal Terminal	33 mi.
Miles of Access	9 mi.

Distance to Freeways

to I-10	16 mi.
to Loop 202	2 mi.
to future North-South Freeway	7 mi.

Developable Land

The Phoenix-Mesa Gateway focus area is well positioned for manufacturing and local distribution. This type of development requires a large contiguous footprint. This focus area has a significant amount of developable land (35%) that is move in ready with a variety of different size facilities. This factor, when considered along with high commercial and industrial vacancy rates in the area, indicates an opportunity for substantial development and business relocation.

The available land and properties are also located adjacent to multiple transportation corridors including State Route 202, future State Route 24 and the Union Pacific Railroad.

This focus area has on-site education facilities located on the Phoenix-Mesa Gateway Airport property which can provide a diverse, trained and educated workforce to the surrounding industries.

