



City of
EL MIRAGE
Arizona
GRAND HERITAGE, BRIGHT FUTURE

**CITY OF EL MIRAGE
DEVELOPMENT APPLICATION FORM**

Official Use

Case No: **PZ22-06-20** Date Received: **6/13/2022** P&Z Meeting: **7/19/2022**
CC Meeting: **8/23/2022**

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- Conditional Use Permit
- General Plan Amendment: Major Minor
- Planned Area Development (PAD)
- Planned Area Development Amendment
- Rezoning
- Site Plan Approval
- Site Plan Amendment
- Preliminary Plat
- Final Plat
- Other: _____

PROPERTY INFORMATION:

Name of Project: LogistiCenter at Copperwing Acreage: 961
Property Address/Location: Northern Parkway & Dysart Road, El Mirage, AZ
Assessor's Parcel Number: 501-45-979, 501-45-980A, 501-45-981, 501-45-982A, 509-18-973, 501-45-987, 501-45-986

APPLICANT / OWNER INFORMATION:

Applicant: <u>Patrick E. Gallagher</u>	Owner: <u>DPML Copperwing, LLC</u>
Address: <u>16427 N. Scottsdale Rd. Suite 410</u>	Address: <u>5500 Equity Avenue</u>
City/ST/Zip: <u>Scottsdale, AZ 852354</u>	City/ST/Zip: <u>Reno, NV 89502</u>
Phone: <u>630-476-4000</u>	Phone: <u>775-858-8080</u>
Email: <u>PGallagher@dermody.com</u>	Email: <u>PGallagher@dermody.com</u>
Signature: <u></u>	Signature: <u></u>
(Agreement to act as agent for owner)	(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Traffic Impact Study
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule)



LogistiCenterSM at Copperwing Project Narrative

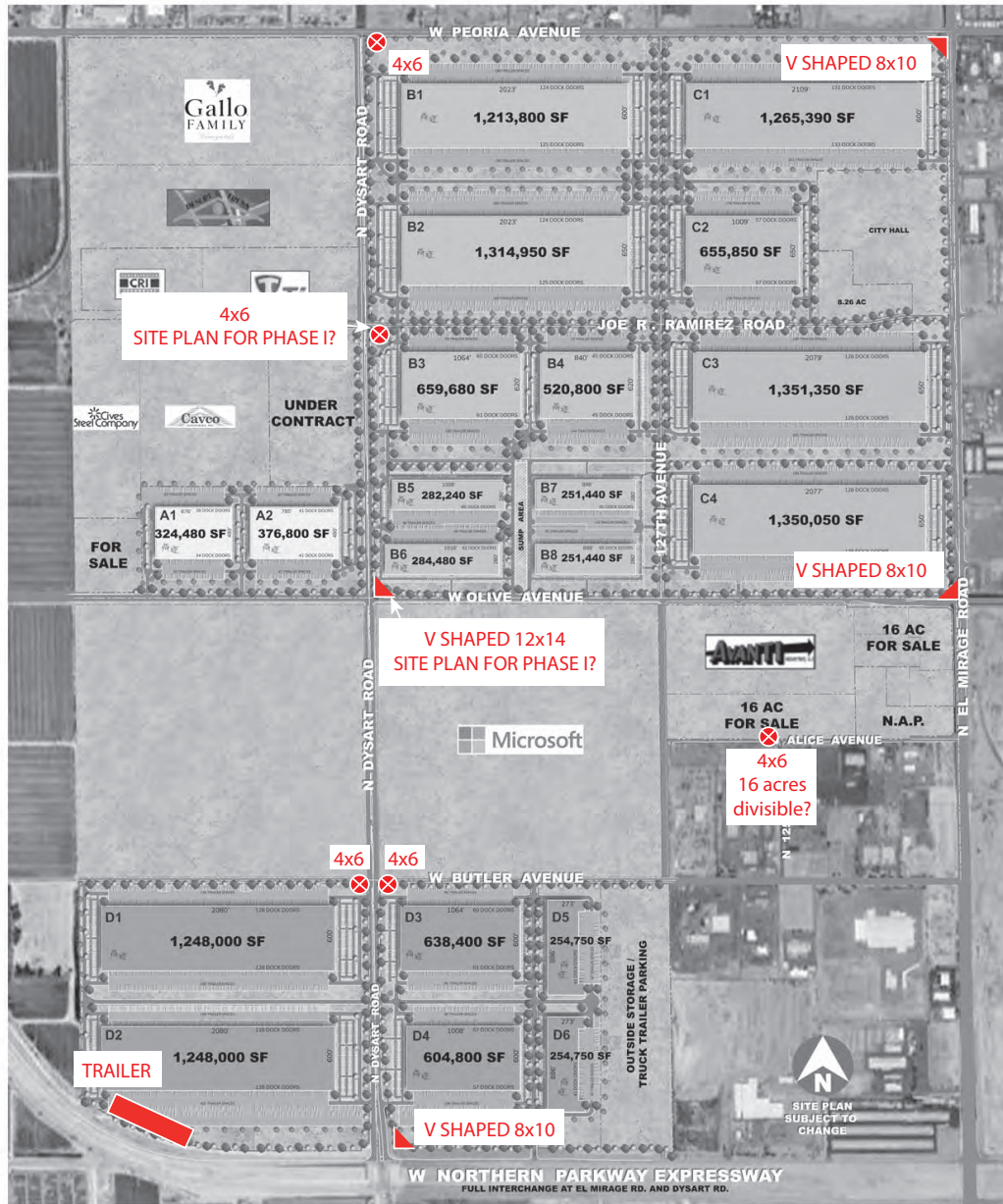
DPML Copperwing, managed by Dermody Properties, is requesting to place marketing signage throughout the site acquired from John F. Long Trust in December 2021. The signage will be advertising the site to potential users of the land and/or future lessees of logistics warehouses to be developed by Dermody. There are similar signs currently located through property now that were placed by prior ownership. Dermody would be removing those signs and replacing them with the signs included here as exhibits. The signs will be located in the areas identified on page 2 of this package.

The new signage will include signs sized 6'x4', 8'x10', 14'x12' and 53' and 48' trailers displaying a banner. Images of each type of sign, including the trailers, are attached for your reference.

We intend to place the signs on-site as soon as this request is approved. There is no definitive timeline for removing the signs. We intend to periodically replace the signage as buildings are constructed or land is sold to other users.

Thank you for your cooperation.

Patrick Gallagher, Partner
pgallagher@dermody.com



Conceptual Site Plan at El Mirage Copperwing

El Mirage, AZ

#21516



18831 BARDEEN AVE. -STE. #100 IRVINE, CA 92612
 TEL: 949.863.1770 FAX: 949.863.0851 EMAIL: HPA@HPARCHS.COM



LogistiCenterSM at Copperwing

Phase 1 - 1,747,200 SF



Breaking Ground Q4 2022 and available for occupancy Q3/Q4 2023
Buildings combinable up to ±1,284,640 SF and divisible down to ±100,000 SF
Foreign Trade Zone tax credit eligible



Pat Feeny
(602) 538-3257
pat.feeny@cbre.com

Daniel Calihan
(602) 617-1546
dan.calihan@cbre.com



SITE PLAN
SUBJECT TO

LogistiCenterSM at Copperwing

±961 Acre Master Planned Industrial Park

Build-to-Suit For Sale or Lease | User Land Sales

Planned Development of Over ±10 Million SF

Deliveries Beginning in Fall 2023



(602) 538-3257



**DERMODY
PROPERTIES**

Pat Feeney
Daniel Calihan

CBRE

LogistiCenterSM at Copperwing

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CBRE

Dysart Trailer

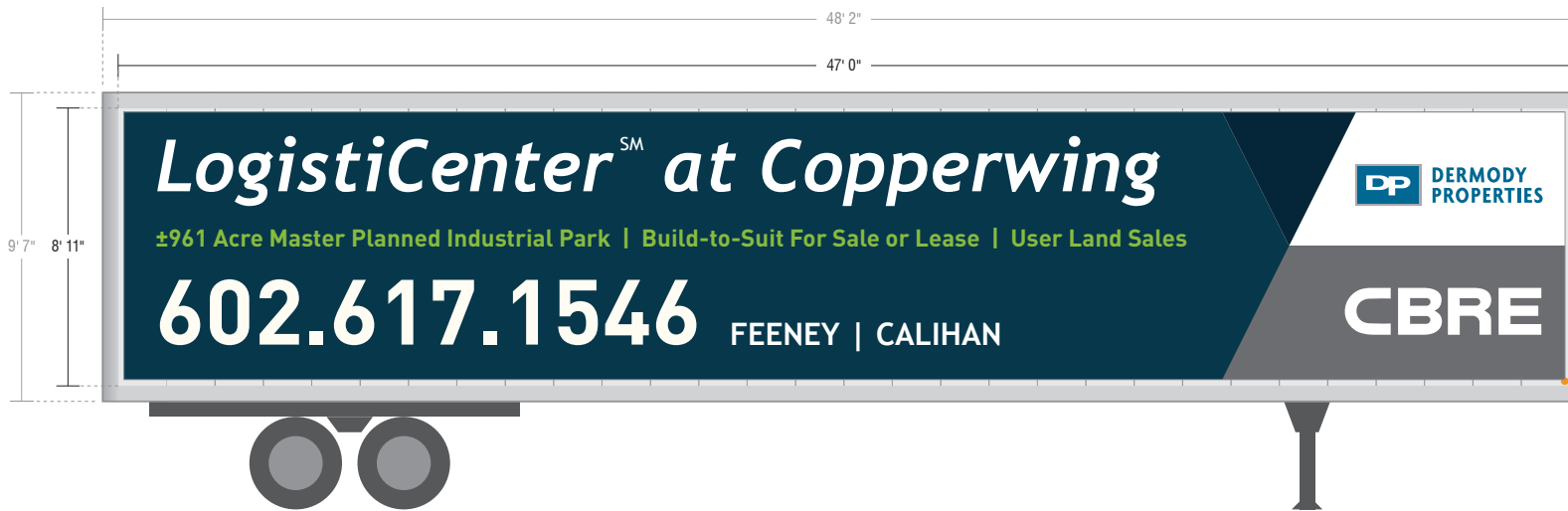


BANNER
 Digital Print
 BANNER MATERIAL
 13oz Gloss
 HEM
 Welded
 GROMMETS
 Nickel
 Standard 2-3'

FIELD SERVICES
 Flush Mount to Trailer
 as Required
 Do Not Drill Into Frame

A Project Detail
 SCALE 1/4" = 1"

Qty: X / Install



Existing



B Trailer Mock-Up
 SCALE 1/4" = 1"

TRADEMARK

3825 S. 36th Street, Phoenix, AZ 85040 602.272.5766 demarkvisual.com © 2021 Trademark Visual, Inc. R02 05/19

APPROVED <input type="checkbox"/>	CLIENT SIGNATURE	DATE	COMPANY CBRE	SR DK	JOB DRAWING
APPROVED <input type="checkbox"/>	LANDLORD SIGNATURE	DATE	Real Estate # TBD	PM JP	DATE SHEET
			ADDRESS CITY STATE		



±961 Acre Master Planned
Industrial Park

Build-to-Suit For
Sale or Lease

User Land Sales

Planned Development of
Over ±10 Million SF

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Fall 2023

LogistiCenterSM at Copperwing

Northern Parkway & Dysart Road | El Mirage, AZ

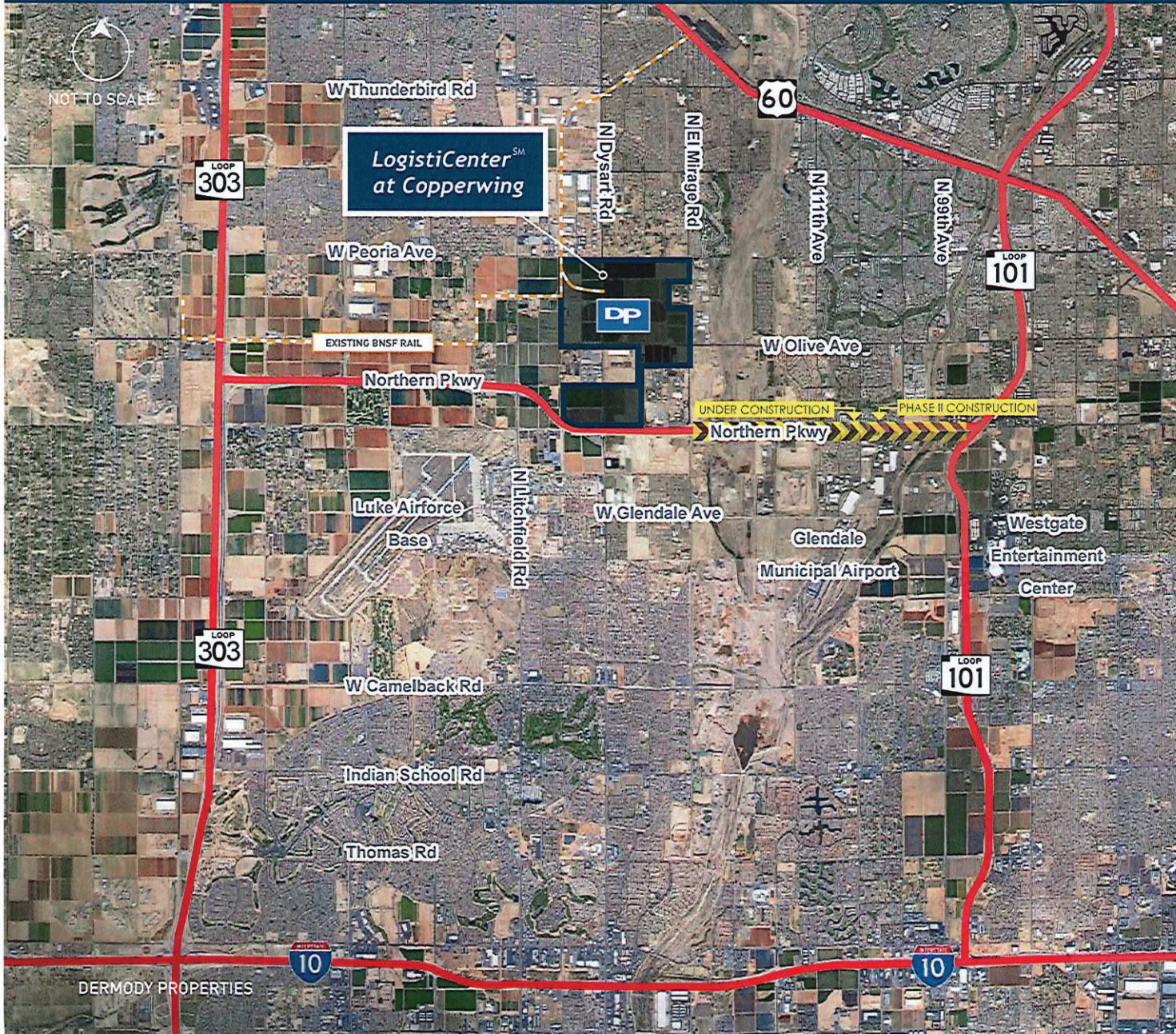
CBRE

DP **DERMODY
PROPERTIES**

Dermody.com

LogistiCenterSM at Copperwing

The LogistiCenterSM at Copperwing will be one of the largest industrial parks in Arizona history.



Property Highlights

- Controlled Class A building design for modern logistics use
- Abundant labor pool
- Immediate access to major expressways – two full interchanges on new Northern Parkway Expressway
- ±4 hours to Inland Empire
- ±5.5 hours to Los Angeles ports
- Close proximity to Westgate entertainment district
- Foreign Trade Zone tax credit eligible



Conceptual Site Plan

±961 Acres

Over ±10 million SF of distribution space and individual buildings up to ±1.4 million SF

LogistiCenterSM at Copperwing

DERMODY PROPERTIES



Phase 1 - ±1,747,200 SF

- Breaking Ground Q4 2022 and available for occupancy Q3/Q4 2023
- Buildings combinable up to ±1,284,640 SF and divisible down to ±100,000 SF
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Property Specs	B3	B4	B5	B6
Building Size (SF)	659,680	520,800	282,240	284,480
Site Area (Acres)	40.0	32.4	17.6	17.1
Office Area (SF)	BTS	BTS	BTS	BTS
Clear Height	40'	40'	36'	36'
Building Dimensions	1064' x 620'	840' x 620'	1008' x 280'	1016' x 280'
Column Spacing	56' x 50'	56' x 50'	56' x 50'	56' x 50'
Loading Bay	60'	60'	60'	60'
Truck Court Depth	190'	190'	320' (Shared)	320' (Shared)
Dock Doors	121	90	60	62
Drive-In Doors	4	4	2	2
Trailer Parking	274	216	46	48
Auto Parking	448	281	315	367
Floor Thickness	8"	8"	7"	7"
Warehouse Lighting	LED (30 FC)			
Fire Protection System	ESFR			
Electrical Service	3,000 Amps (Expandable)			
Roof Type	60 Mil TPO over Metal Deck with R-38 Insulation			

ALL MEASUREMENTS ARE APPROXIMATE



NOT TO SCALE

**LogistiCenterSM
at Copperwing**

LogistiCenterSM at Copperwing

Area Amenities

Corporate Neighbors

LogistiCenterSM
at Copperwing



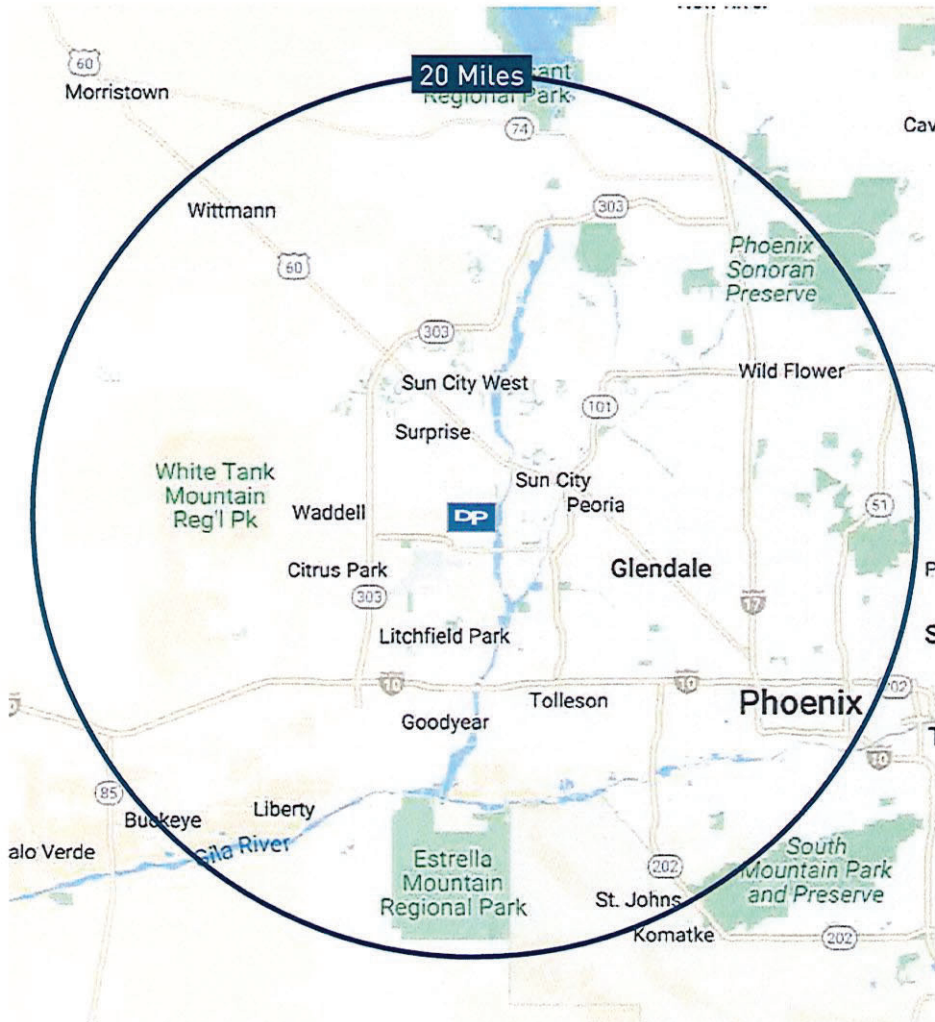
WHITE TANK MOUNTAINS REGIONAL PARK

NOT TO SCALE

NOT TO SCALE

Demographics

20-Mile Statistics



	5 Miles	10 Miles	20 Miles
Businesses	3,393	17,182	56,368
Employees	46,895	232,724	847,691
Total Households	71,638	330,321	828,157
Average Household Income	\$74,809	\$79,288	\$81,981
Median Age	37.6	36.8	35
2021 Population	193,777	931,808	2,351,632
2026 Five Year Projected Population	207,452	1,004,380	2,533,574
Median Household Income	\$74,809	\$79,288	\$81,981

 **847,691 Employees**

 **56,368 Businesses**

 **2,351,632 Population**

 **1,024,919 Daytime Workers**

Location

Highway Travel Times From Phoenix

City	Miles	Hours
Tucson	125	1.8
Las Vegas	285	5.3
Inland Empire	310	4.1
San Diego	350	4.8
El Paso	440	6.0
Albuquerque	475	6.3
Salt Lake City	653	11.0
Bay Area	750	12.0
Dallas	1,120	15.0
Houston	1,185	17.5

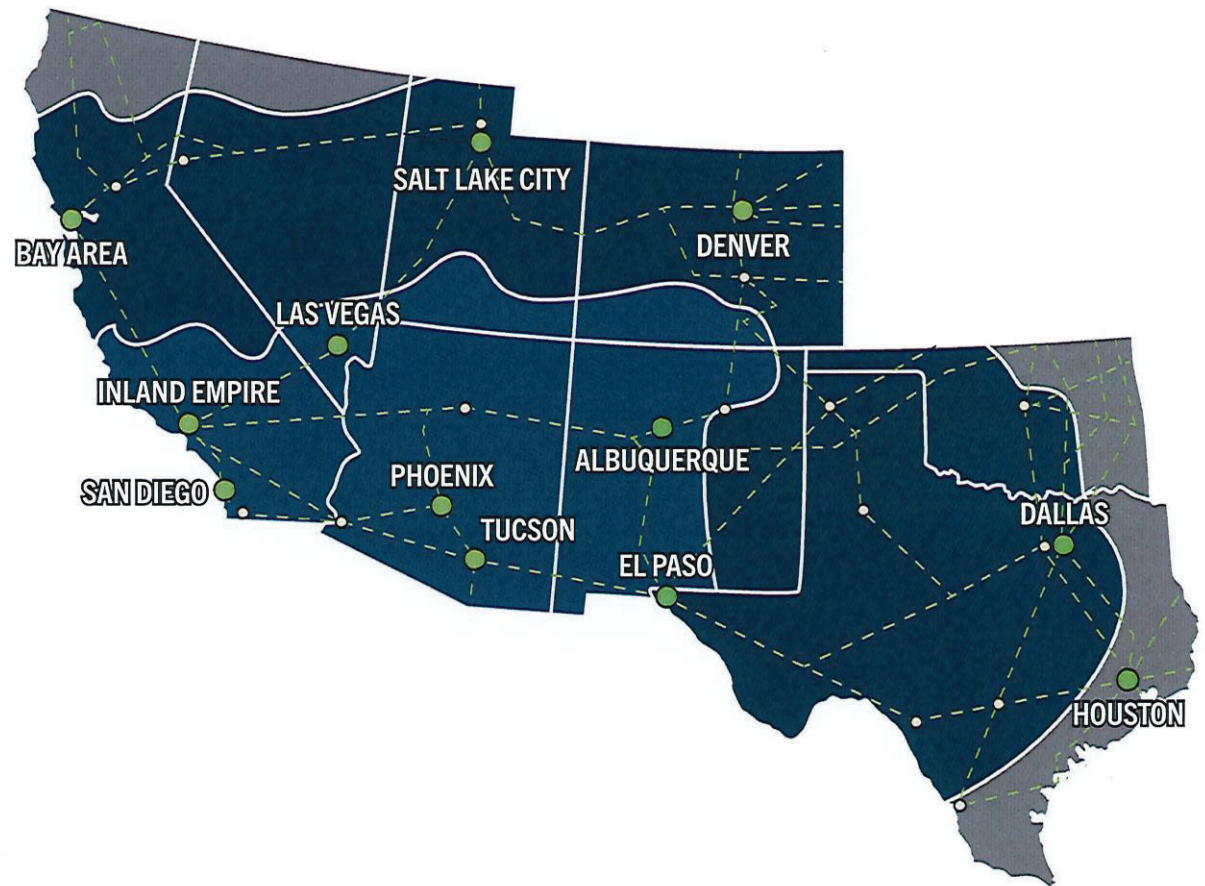
ALL MEASUREMENTS ARE APPROXIMATE

LogistiCenterSM at Copperwing

DERMODY PROPERTIES

Legend

-  Rail Ways
-  1-Day Highway Delivery
-  2-Day Highway Delivery
-  3-Day Highway Delivery



NOT TO SCALE

Foreign Trade Zones

The LogistiCenterSM at Copperwing is eligible.

El Mirage is a member of the Greater Maricopa Foreign Trade Zone (GMFTZ) and has designated a 30 to 60-day pre-approval site incorporating 1,400 acres as Foreign Trade Zone (FTZ) in the City's Commerce/Industry Park.

FTZs are areas designated to facilitate and encourage international commerce with opportunities to reduce your cost of operations.

Benefits within a FTZ

Property Tax Savings

- Reduce Arizona real and personal/equipment property taxes on investments by as much as 72%.
- Arizona state law allows for any property in a FTZ that is approved and activated to be re-classified down from 18% valuation to 5% valuation.

Reduced Fees/Streamlined Procedures

- Reduced paperwork – Consolidated weekly entry process reduces fees.
- Reduced supply chain time – Faster customer clearance with special direct delivery procedures.
- Lower fees – Reduction can be up to \$1 million in savings annually.
- Duty Deferral and Reduction – Duty is paid on end products only when goods enter the U.S.
- Duty Elimination – Foreign merchandise in the FTZ may be re-exported free of duty and federal excise tax. No duty is paid on goods scrapped, wasted or destroyed in a FTZ.

Security

- Activated FTZ operators enjoy the highest level of security. This allows operators to negotiate lower insurance rates.





LogistiCenterSM at Copperwing

Northern Parkway & Dysart Road
El Mirage, AZ

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About CBRE

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Conceptual Site Plan at El Mirage Copperwing

El Mirage, AZ

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