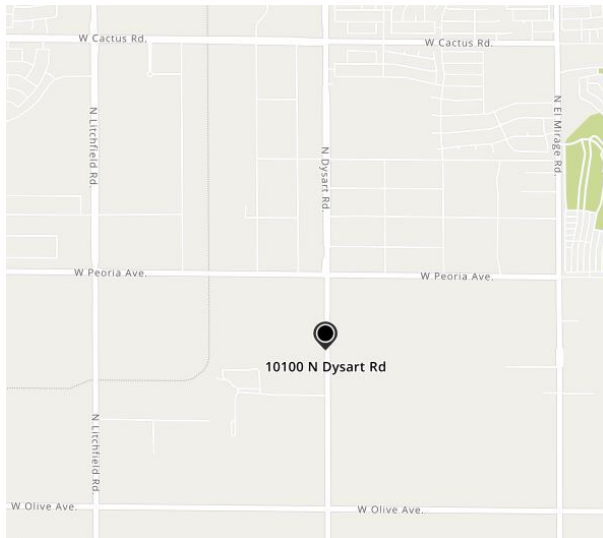
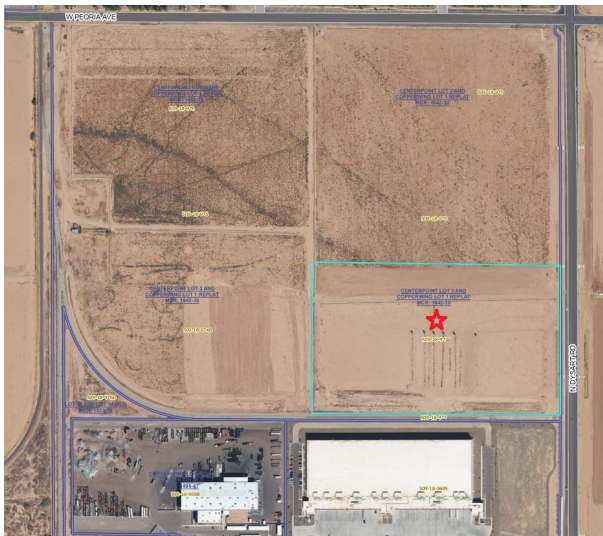


August 5, 2025

City of El Mirage  
Development Services – Planning  
10000 N El Mirage Road  
El Mirage, AZ 85335

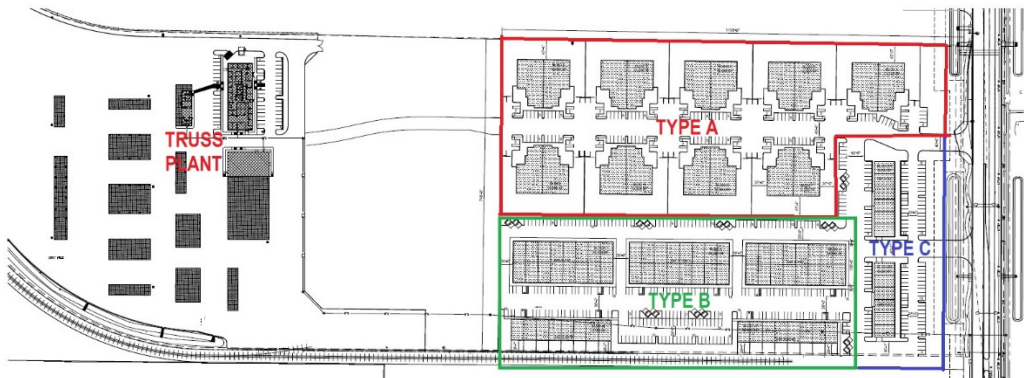
RE: Project Narrative for DT Industrial Park  
Located West of Dysart Road and South of Peoria Ave – El Mirage

The 21 acre site is located south of Peoria Avenue along the west side of Dysart Road. The property is zoned PAD/EI. The site conditions are flat and undeveloped. It was previously used as farm land until 2022. The road improvements along Dysart Road consisting of curb and gutter, striping, fire hydrants, are existing.



DT Industrial Park is proposing to develop the eastern most 19.04 acres (829,531 SF). Desert Truss, same ownership, has designed and gone through the City permitting process to develop the western end of the site for a wood truss plant. Dysart frontage improvements and roadway access is under construction.

The industrial project will consist of three (3) different project types.



**BUILDING TYPE A** – Nine (9) office/warehouse buildings with enclosed yards. Each building will be 12,335 sf and have the ability to be occupied by a single user or be divided into two separate tenants. Each building will have +/-16,000 sf yard or can be divided in half based on tenant configuration. The building height will be under 32' high. Below are some example photos from other project type in the valley.



**BUILDING TYPE B** – This project type will consist of three 23,680 SF buildings that will demise down to 30'x50' (1500 SF) suites. This will be primarily warehouse space with minimal office. Two (2) additional 12,160 SF buildings with small (+/-975 sf) private yards will be provided along the southern most property line. Ample parking has been provided throughout the site to accommodate a range or user types. Building height will be under 32' high. Below is an example of a similar project type in the valley.



**BUILDING TYPE C** - This project type will consist of two 9,000 sf buildings that will service as retail/business use. Suites will be roughly 1500sf with frontage to Dysart Road. Building height will be under 30' high.

Additional site improvements will consist of a secondary drive approach that is right in/right out and will maintain 257' to the south property line and future railroad crossing. Sidewalk will be provided and streetlights as required. The site will have underground retention with minimal surface retention.

The project will be phased to stagger the construction of the buildings. A phase line has been provided on the site plan.

Should you need any additional information please do not hesitate to contact me directly at 602-743-5367 or by email at [kristin@ktmdesignstudio.com](mailto:kristin@ktmdesignstudio.com).

Kristin Thoma-Mahan  
KTM Design Studio