

# MERIDIAN ROAD DATA CENTER SITE

N.NEC OF GERMANN ROAD & MERIDIAN ROAD | PINAL COUNTY



## FEATURES:

- ▶ 47.12 Acres - Sale can include adjacent north 6.5 acre parcel located at the SEC of Pecos & Germann Road
- ▶ Zoning Currently GR (General Rural), Planned for LI (Light Industrial)
- ▶ Pre-annexation Agreement in final negotiations
- ▶ Parcel #104-08-032Q, 104-08-032P, 104-08-0380, 0390, 0400, 0410, 0420, 0430, 0440, 0450, 0460
- ▶ Meridian Road Planned to Be 6-Lane Arterial Highway to Diamond Interchange at the Future SR-24 Freeway
- ▶ Road Completion Expected to Be 2021/22 (Put In By City of Queen Creek)
- ▶ SR-24 Interim Freeway Construction Begins 4Q 2019
- ▶ SRP/Zayo Dark Fiber Optics Running 1,000 Feet Away

### FOR MORE INFORMATION, PLEASE CONTACT:

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## ADDITIONAL FEATURES:

Approved inter-governmental agreement to improve Meridian Road and install utilities signed by Pinal County and Queen Creek

Utilities will be included with street improvement

Improvements valued at \$3M

Street will be oriented on Pinal County side of Street.

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