

FOR SALE

PRIME POTENTIAL DATA CENTER OPPORTUNITY IN COOLIDGE

HIGHWAY 87 & KENWORTHY NEC, COOLIDGE, AZ

SITE FEATURES

*Dual APS &
WAPA Substation
Adjacency*

*Large Natural Gas
Line Nearby*

*6 Powerlines
Between 115-230 kV*

*Minimal
Topography*

No Floodplain

*Potential Ability to
Expand Site*



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Property Highlights

Property APNs: 209-09-0030, 209-09-002A,
209-09-001B, 209-09-001A, 209-09-0040

Size: ±400 Acres (Available All or Part) Ability to Expand

Zoning: AG (Coolidge) - Seller will allow time for
approvals

Jurisdiction: Coolidge

Water: AZ Water Company

Received Alternative Designation of Assured Water
Supply

San Carlos Irrigation District

Contact Brokers for Pricing

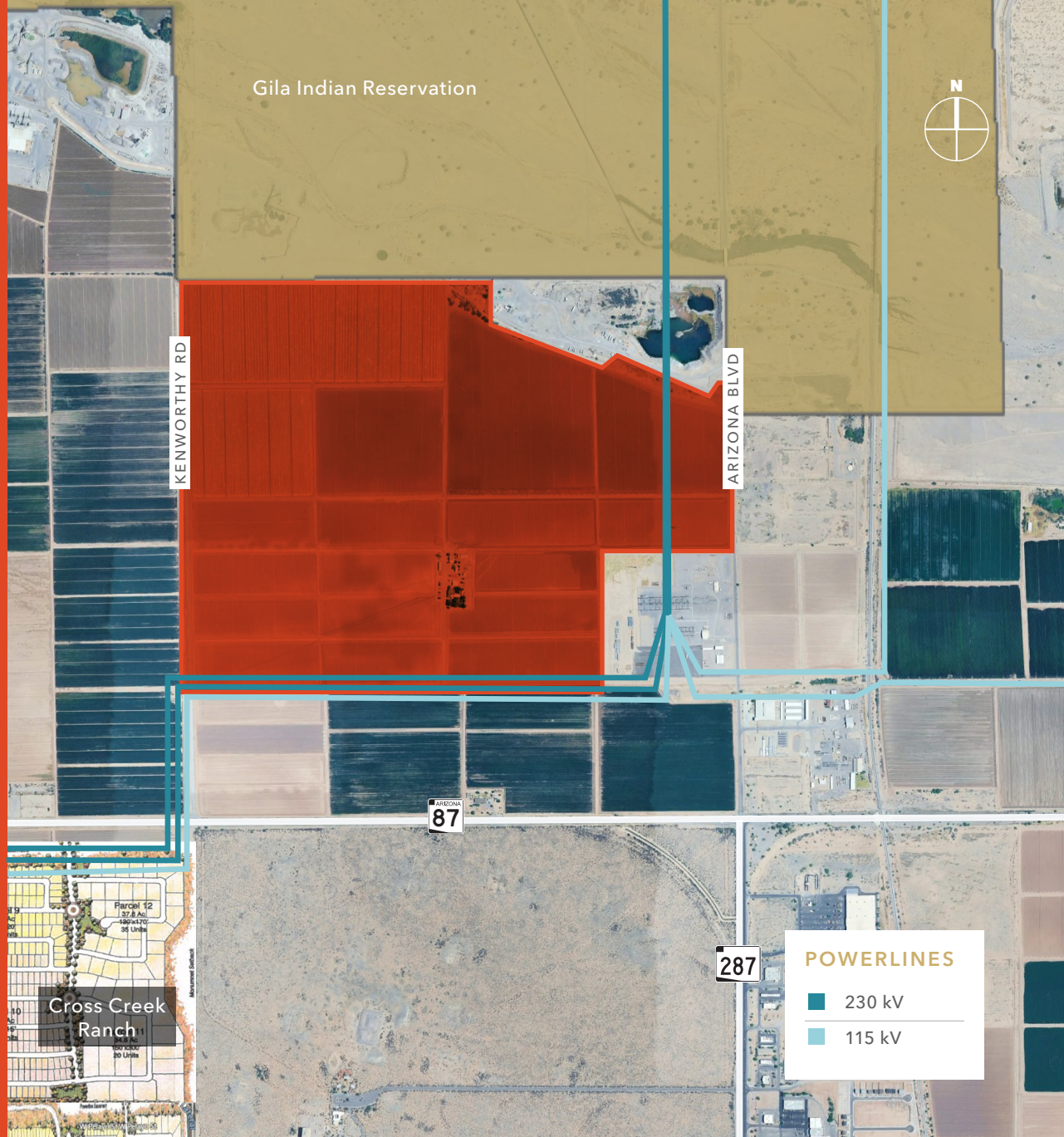
Exclusively listed by

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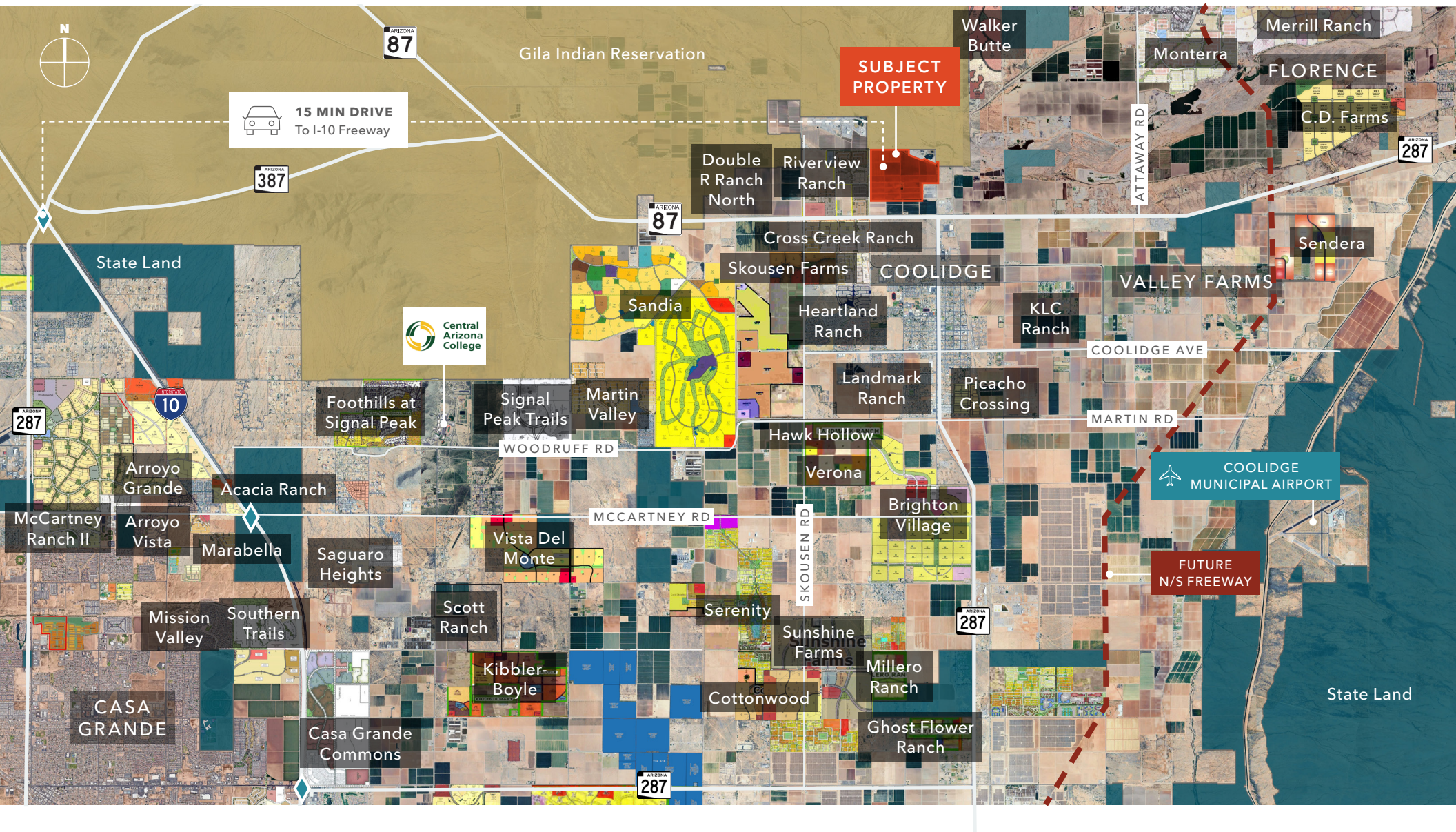


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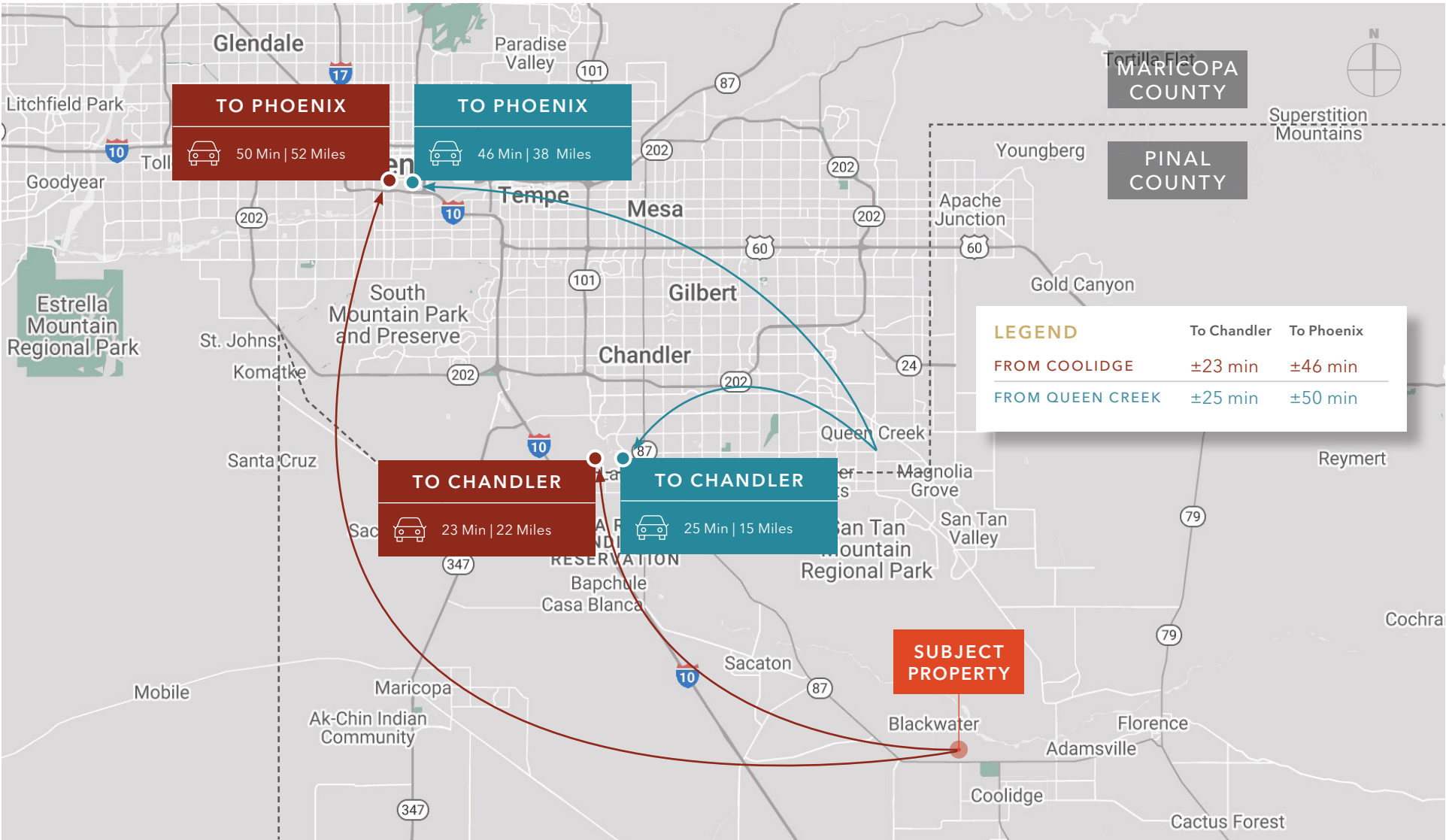
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COOLIDGE: CLOSER THAN YOU THINK



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