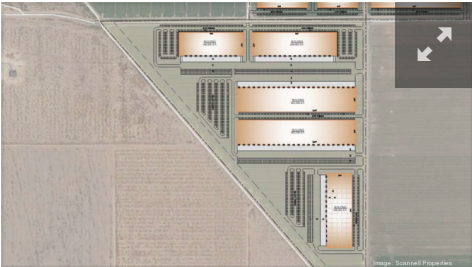


Commercial Real Estate

Big swath of land near Loop 202 at South Mountain planned for industrial, tech uses



A site plan shows the southern portion of the planned Dobbins Industrial and Tech Park in southwest Phoenix.

SCANNELL PROPERTIES VIA
CITY OF PHOENIX



By Corina
Vanek
Reporter,
Phoenix
Business
Journal
Mar 1, 2021,
11:00am EST

COMPANIES IN THIS ARTICLE

Trammell Crow Co.
Dallas, TX

[See full profile >](#)

A 240-acre site on the west side of the Loop 202 South Mountain freeway extension is being primed for a large-scale

industrial
development,
which the
development
team said will
further the city
of Phoenix's
goals to have a
technology
corridor along
the region's
newest freeway.

“The
introduction of
the 202 has
really changed
the area,” said
Adam Baugh,
partner at
Withey Morris
and zoning
attorney for the
project, called
the Dobbins
Industrial and
Tech Park. “This
is bringing
employment
and
nonresidential
development to
that area.”

Baugh's client,
Indiana-based
Scannell
Properties LLC,
is seeking to
have a mix of
uses on the
property, which
is located west
of Loop 202 and
is bisected by
Dobbins Road.
Uses planned
for the area
include light
industrial,
office,
technology,
manufacturing,
and other
employment
uses, according
to city of
Phoenix
documents.

Scannell
Properties has
been involved in
other Phoenix
developments
in the past, and
the company is
the developer

for the Five
Below
distribution
center in
Buckeye, which
was announced
in 2020.

“We want to
build industrial
employment
centers in the
area,” Baugh
said, adding that
the city of
Phoenix has
called the area a
“technology
corridor” but so
far there has not
been much
technology-
related
development
along the
freeway
extension, so a
project like this
could jump-
start the vision.

The project is
very early in the
process for

approvals from the city, Baugh said, and the development group has held some meetings with neighbors in the area.

As far as the development plans go, Baugh said the first couple of buildings on the site will be built speculatively, but the development team would love to have a user in place for a build-to-suit opportunity.

“If you build it out all the way, you miss the opportunity to create something specific,” he said. “We hope by doing the

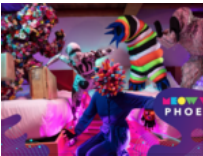
Dobbins
Industrial Tech
Park we can
start to set the
tone for the
area.”

The Loop 202
South Mountain
freeway
extension
opened in 2019
and was
expected to be a
catalyst for
commercial
development in
the southwest
area of Phoenix,
much like what
happened when
the first piece of
Loop 202
opened in the
East Valley.

In February,
Trammell Crow
Co. started
construction on
a 59-acre
industrial
project near the
Loop 202 South

Mountain
Freeway and
40th Street in
the Gila River
Indian
Community.

**Meow
Wolf
abandons
plans for
Phoenix
hotel, still
planning
exhibition**



**Phoenix
leads in
growth
but lagged
in
prosperity,
report
says**



**Phoenix
office
developer
launches
industrial
division**



**Phoenix
industrial
developer
grows,
eyes
expansion
in other
states**



**Economist:
Arizona's
post-Covid
recovery
will be
'incredibly
fast'**



MORE FOR YOU

More >





**Valley housing analyst
Jim Belfiore named
president of modular
homebuilder**



**Experts: Keep safety
issues in mind when
planning return to
offices**



**Special report: How
Gilbert went from
'nothing but
jackrabbits and
rattlesnakes' to a
booming town**



**Banner Health breaks
ground on major**

ground on major
**\$243M East Valley
expansion**



**How LeBron James
uses his influence to
improve community
development**



**How to get rid of cash
flow nightmares once
and for all**

T H E L I S T

More >

BANKING...

Arizona's Largest Venture Capital Deals

Arizona's 25 largest venture capital deals of ...

25
TRANSACTIONS

CAREER ...

Arizona's Largest Lobbying Firms

Surveyed list ranked by number of Arizona clien...

27
COMPANIES

TRAVEL ...

Arizona's Largest Casinos

Researched list based on the Jan. 4, 2021, Arizona...

24
COMPANIES

TRAVEL ...

Phoenix Area Catering Firms

Surveyed list ranked by 2020 local gross sales f...

17
COMPANIES

Back to Top ▲

PHOENIX BUSINESS JOURNAL