

Congress of the United States

Washington, DC 20515

February 5, 2026

Daniel J. Moore
President and Chief Executive Officer
Rockefeller Group
1271 Avenue of the Americas
New York, NY 10020

Dear Mr. Moore:

We are writing in our official oversight capacity regarding Rockefeller Group's recent sale of a large industrial warehouse in Surprise, Arizona, to the U.S. Department of Homeland Security (DHS). U.S. Immigration and Customs Enforcement (ICE) has publicly confirmed it intends to convert this warehouse into a detention and processing facility.

Public reporting and county property records indicate that DHS completed the purchase of a newly constructed, 418,400 square-foot warehouse located at 13290 W. Sweetwater Avenue on January 23, 2026, in an all-cash transaction exceeding \$70 million. ICE has since stated that the facility will operate as a processing site with approximately 1,500 beds.

The Surprise facility has generated significant concern among local residents and municipal officials. City officials have stated publicly that they were not notified of the transaction or the intended federal use prior to closing, and questions have been raised locally regarding the facility's proximity to surrounding neighborhoods and how its intended use aligns with existing industrial zoning classifications, notwithstanding federal preemption considerations.

This transaction warrants close congressional scrutiny. The Surprise facility appears consistent with a broader shift toward rapid federal acquisition and repurposing of large industrial properties for detention and processing capacity, often with limited advance notice to affected communities. It is important to understand how this transaction came about, what communications preceded it, and whether it reflects a wider pattern that Congress should examine as part of its oversight of federal real estate practices and detention infrastructure expansion.

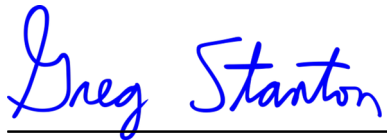
Accordingly, we request a written response to the following questions:

1. When and through what process did federal interest in this property first emerge during the marketing or disposition of the asset?
2. Prior to closing, was Rockefeller Group aware that the property could be used for immigration detention or processing purposes?
3. What engagement, if any, occurred with local officials or community stakeholders before the sale was finalized?
4. Does Rockefeller Group maintain internal policies or review processes to assess potential downstream uses of properties it develops and sells when those uses may raise substantial community concern?
5. More broadly, does Rockefeller Group view federal acquisition for detention or processing purposes as a contemplated disposition pathway for speculative industrial assets, whether by design or as a function of current market conditions?

These questions align directly with Congress's responsibility to oversee how federal facilities are acquired, sited, and converted, and to understand the role that private developers play in shaping those outcomes. They also implicate broader public confidence in the transparency and accountability of federal real estate decisions.

Please provide a written response no later than fifteen (15) days from the date of this letter. We would also welcome the opportunity to receive a briefing from appropriate Rockefeller Group leadership.

Sincerely,



Greg Stanton
Member of Congress



Yassamin Ansari
Member of Congress



Adelita S. Grijalva
Member of Congress

cc: Brandon Dillingham, Managing Director, Southwest Development (Phoenix)
Rockefeller Group