

### RAIL SERVED LOGISTICS & MANUFACTURING PARK



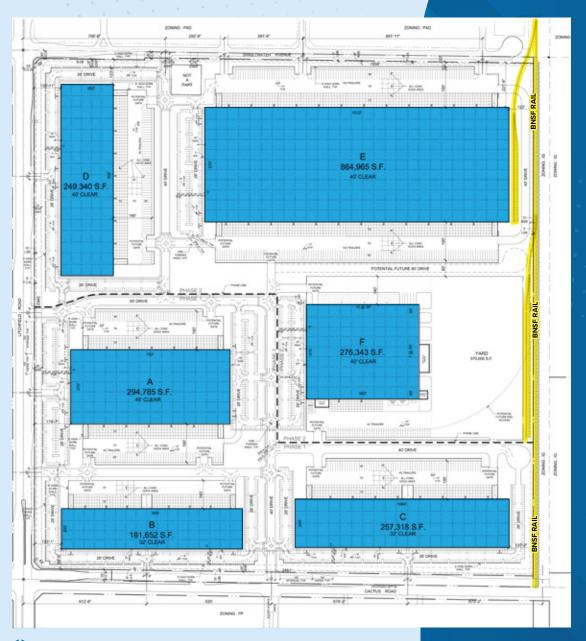








# **CONCEPTUAL SITE PLAN**



## **PROJECT FEATURES**



Industrial BTS



PAD Zoning, City of Surprise



Flexible Building Sizes



Ability to Accommodate Heavy Auto/Trailer Parking



Fully Improved Land



Permitted for Industrial & Manufacturing Uses



BNSF Certified Site



Outside Storage Available

### **CORPORATE NEIGHBORS**









































# STRATEGIC LOCATION



The West Valley is home to ±1.7 million residents and is expected to grow to ±2.1 million by 2030



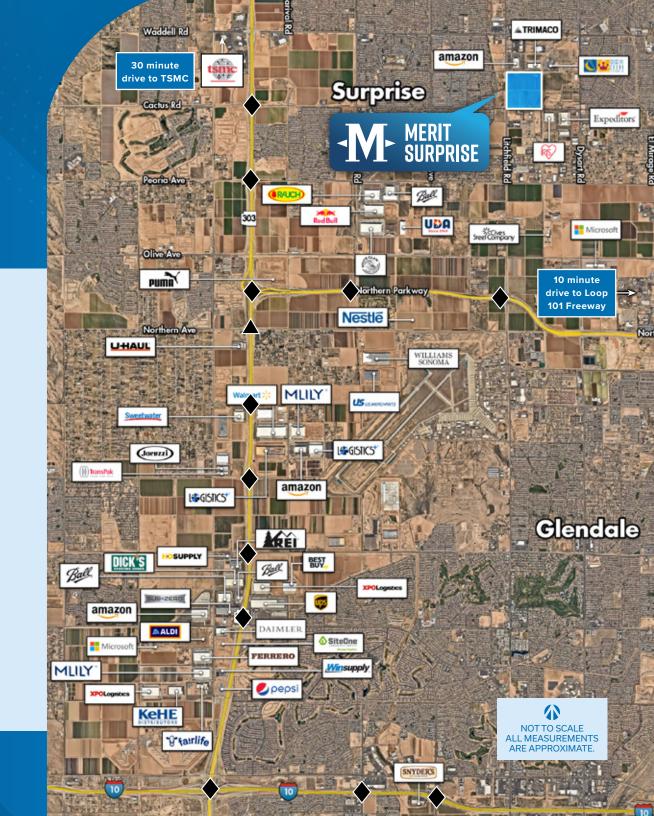
Tremendous **residential** and **retail** growth in the surrounding area



Located less than **5 miles** from **Loop 303** and **101 Freeways** and **3 miles** from **Northern Parkway** 



**±25 minutes** to Phoenix **Sky Harbor International Airport** 



## **AREA OVERVIEW**

### PHOENIX, AZ

- · Phoenix is a major logistics/manufacturing hub
- Arizona's affordable operating environment and market advantages include:
  - One of the lowest labor costs in the Western US
  - The third largest labor pool in the West
  - An ability to serve 30 million consumers within a one-day truck haul
  - An exceedingly accessible geographic region
  - A low-cost operating environment and right-to-work state
  - Shipping costs to California are 15-75% lower than other Mountain West markets



#### FOR MORE INFORMATION, PLEASE CONTACT:

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