



# Innovating the Industrial Frontier

NORTHWEST CORNER OF POWER RD & WARNER RD,  
GILBERT, ARIZONA





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## Transforming the Industrial Landscape

**Welcome to The Ranch**, a sprawling 221-acre industrial development exclusively for light industrial use. With a masterfully planned layout, it encompasses 3 million square feet of mid-bay and cross-dock industrial buildings.

Accessible from South Power and East Warner Roads, these 11 structures range from 67,000 to 880,000 square feet, boasting impressive clear-heights of 28 to 40 feet.

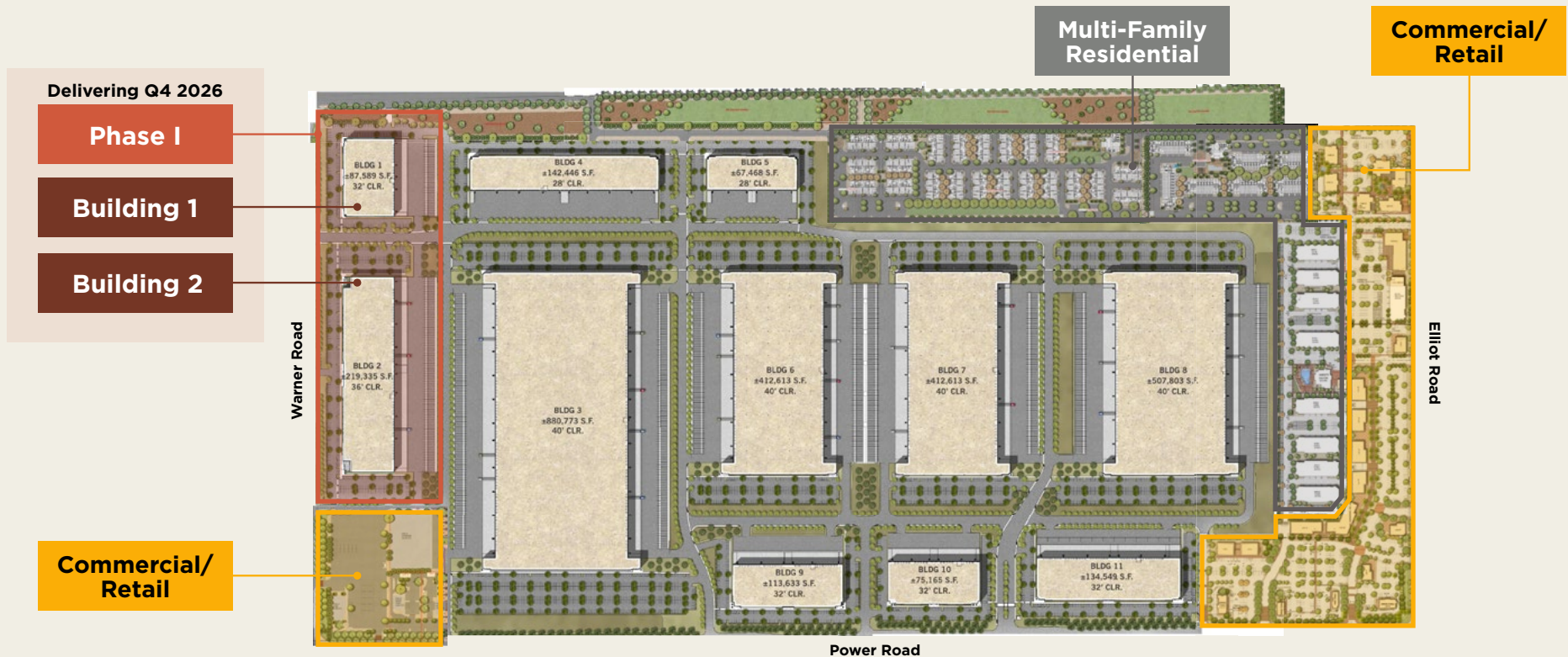
This strategic development, located just 1 block (0.5 mile) from the Loop 202 and 2.5 miles from the US 60, seamlessly connects with nearby commercial areas, ensuring smooth circulation throughout the property. The versatility of this thoughtfully designed development attracts diverse user requirements, bolstering Gilbert's reputation as a thriving business hub.



THE RANCH



# A New Standard in Industrial Park Development



## Project Highlights



11 Industrial Buildings



Dock High Loading



Spec Offices



PAD Zoning



Mixed Use, Retail and Commercial Development



Grade Level Loading



On-Site Retail and Dining



Community Walking Path and Green Space

# Building Specifications

Delivering Q4 2026

Phase I

Building	SF	Clear Height	Grade Level Doors	Dock High Doors	Power (Amps)	Building Dimensions	Column Spacing	Speed Bay	Auto Parking
1	87,589	32'	2	19	2,500A 277/480v	368' x 240'	50' x 52'	60'	173
2	219,335	36'	4	48	3,000A 277/480v (expandable)	918' x 240'	52' x 60'	60'	440
3	880,773	40'	4	152	6,000A 277/480v (expandable)	1400' x 740'	56' x 50'	60'	997
4	142,446	24'	4	52	3,000A 277/480v	885' x 162'	52' x 50'	60'	286
5	67,468	24'	4	20	2,500A 277/480v	422' x 162'	52' x 50'	60'	212
6	412,613	40'	4	96	6,000A 277/480v (expandable)	952' x 420'	56' x 50'	60'	509
7	412,613	40'	4	96	6,000A 277/480v (expandable)	952' x 420'	56' x 50'	60'	467
8	507,803	40'	4	96	6,000A 277/480v (expandable)	952' x 520'	56' x 50'	60'	647
9	113,633	32'	4	28	3,000A 277/480v	520' x 200'	52' x 50'	50'	236
10	75,165	32'	2	35	2,500A 277/480v	378' x 200'	54' x 50'	60'	140
11	134,549	32'	4	19	3,000A 277/480v	676' x 200'	52' x 50'	60'	257

# Gilbert, AZ

**#1**  
Best City for  
Economic Growth  
(250k - 500k  
Population), 2024

**#2**  
Safest Places, 2022

**#2**  
Fastest-Rising City,  
2023

**Top 100**  
Places to Live in the  
US, 2024

**288,128**  
2023 Total Population

**34.5**  
Median Age

**67%**  
Population Under 45

**70%**  
Labor Force  
Population Rate



**60** ±2.5 miles from US 60

**202** ±0.5 miles from Loop 202



Close proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus



Close Proximity to the ±3,200 acre Eastmark Master Planned Community

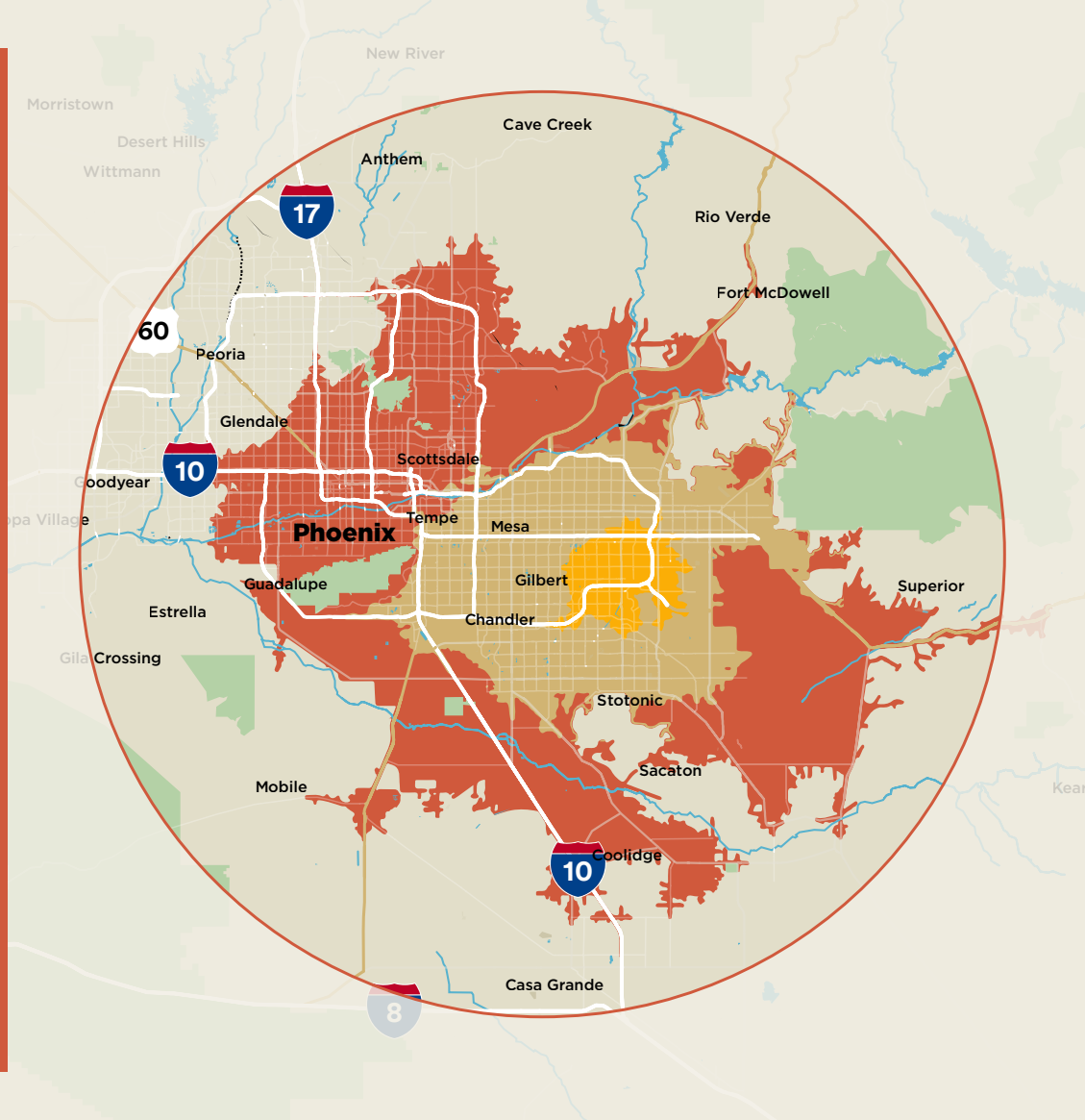
# Welcome to Gilbert

The Southeast Valley's High-Tech Industrial Hub



# Within a 45 Minute Drive of Over 3 Million Residents

	10 Min Radius	25 Min Radius	45 Min Radius
<b>2024 Population</b>	187,497	1,517,794	3,072,424
<b>2029 Projected Population</b>	196,309	1,574,913	3,191,205
<b>Projected Growth Rate</b>	0.92%	0.74%	0.76%
<b>Labor Force</b>	101,498	816,999	1,643,011
<b>Total Households</b>	65,347	573,302	1,170,256
<b>Median Household Income</b>	\$108,064	\$93,509	\$88,072
<b>Median Home Value</b>	\$498,079	\$471,192	\$478,025
<b>Median Age</b>	35.3	37.7	37.1
<b>Some College</b>	20.7%	20.7%	19.3%
<b>Bachelor's Degree</b>	31.7%	26.8%	25.6%
<b>Graduate/Professional Degree</b>	15.0%	14.2%	14.4%



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