

i3 LOGISTICS CENTER



BUILD TO SUIT OPPORTUNITY

±15.87 ACRES

1000 N. Summit Way, Surprise, AZ

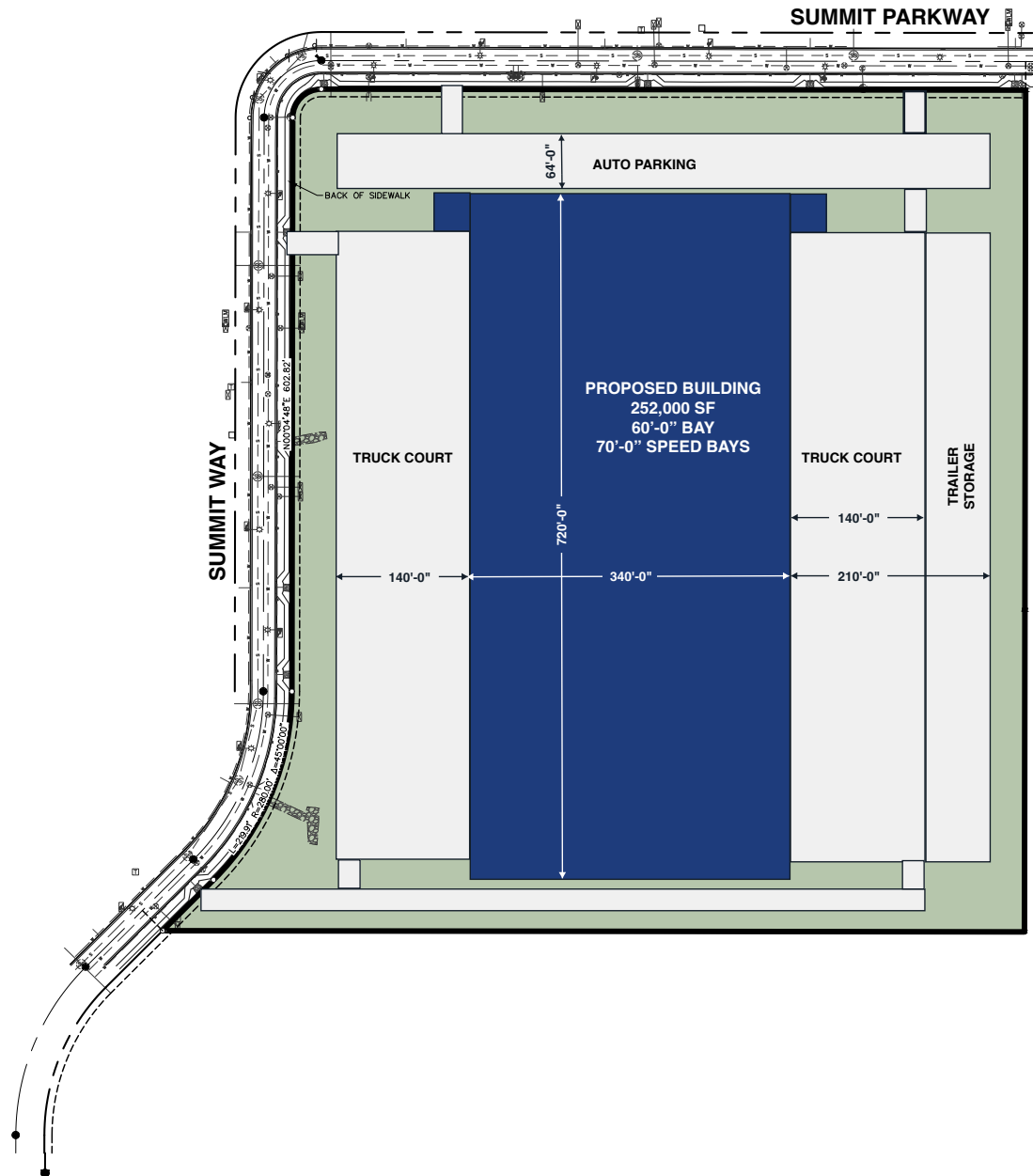
COLD STORAGE CONCEPT PLAN

Building SF	±208,000 to ±248,000 SF
Potential Office	±3,000 SF (x2)
Dock Doors	27 (vertical dock levels), 2 ramp to grade doors
Ceiling Heights	46' 3"
Column Spacing	60' x 60'
Speed Bay	60'
Truck Court Depth	±130'
Gated Truck Court	185' deep
Building Dimensions	±300' x ±676'
Trailer Parking	41 spaces
Auto Parking	364 spaces
Power	3000 Amps
Misc.	Potential cold storage concept



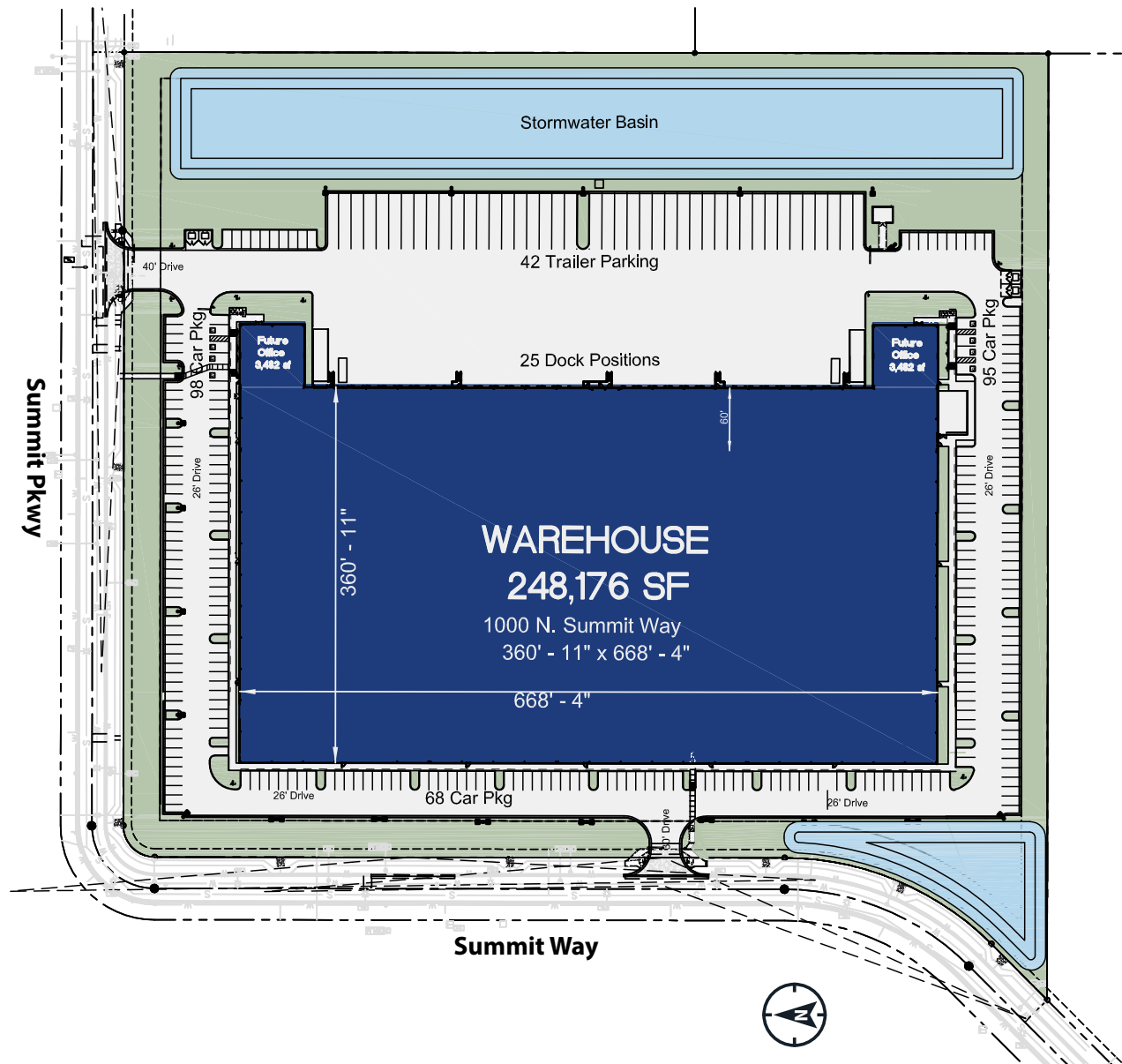
CROSS DOCK CONCEPT PLAN

Building SF	±252,000 SF
Column Spacing	60' x 60'
Clear Height	36'
Dock High Doors	90
Drive Ins	4
Trailer Storage	± 65
Speed Bays	70'
Truck Court Depths	140'
Power	3,000 amps (expandable)



SINGLE LOAD CONCEPT PLAN

Building SF	±248,176 SF
Potential Office	±3,400 SF (x2)
Dock Doors	25 dock high, 2 ramp to grade doors
Building Dimensions	360'11" x 668'4"
Trailer Storage	42 spaces
Auto Parking	261 spaces



WHY ARIZONA

- Foreign Trade Zone Incentives - eligible for up to a 72.9% reduction in state real and personal property taxes
- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



LOCATION FEATURES

- Located in Surprise, one of Arizona's fastest growing cities
- Corporate business park environment
- 1.9M population within a 35 minute drive
- Located less than five miles from both Loop 303 and Loop 101 and 3 miles from Northern Parkway
- Logistical advantages with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone
- Top City of Surprise Employers include: Sands Motor Company, Larry H. Miller, Southwest Products, Crescent Crown, IRIS USA

West Valley Stats

The West Valley is home to a 1.6 million person workforce, yet many of those workers are currently traveling to other parts of the Valley for work.

69% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.

28% of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here.

40% of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

62% of the West Valley population is workforce age.



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