

INDUSTRIAL LAND WITH FREE TRADE & INLAND PORT POTENTIAL
TONOPAH, AZ 85354

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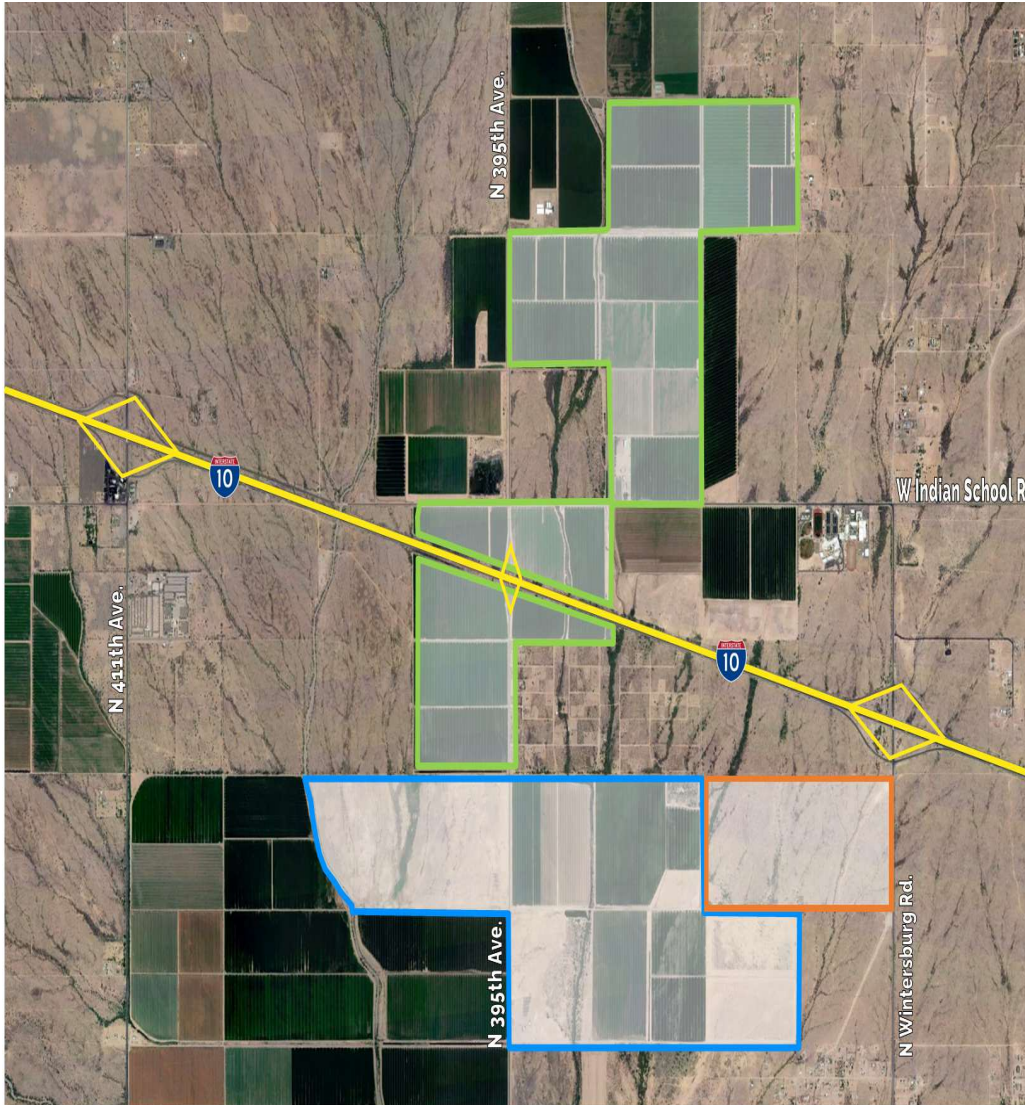
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395TH AVENUE

TONOPAH, AZ 85354

LAND | FOR SALE



PROPERTY DESCRIPTION

PERFECTLY SITUATED POTENTIAL INDUSTRIAL PROPERTIES TOTALING OVER 2600 ACRES ON 27 DIFFERENT PARCELS WITH ONLY 3 OWNERSHIP GROUPS TO DEAL WITH. THE PROPERTIES ARE WITHIN TURN-A-ROUND DISTANCE TO WEST COAST PORTS AND EASY ACCESS TO SIGNIFICANT DISTRIBUTION AND MANUFACTURING FACILITIES IN THE GREATER PHOENIX MARKET. LOCATED ALONG BOTH SIDES OF INTERSTATE 10 AND IN BETWEEN TWO EXISTING FULL DIAMOND INTERCHANGES WITH A CHANGE OF ACCESS ALREADY APPROVED TO MODIFY THE 395TH AVE BRIDGE INTO A FULL ACCESS DIAMOND INTERCHANGE.

ALL PROPERTIES ARE AVAILABLE. THE TWO LARGER PROPERTIES HAVE ALREADY SECURED UTILITY AGREEMENTS WITH ADVANCE PAYMENTS IN EXCESS OF \$8,000,000 DOLLARS FOR WATER AND SEWER WITH GLOBAL WATER. THERE IS A LARGE FIRST RATE ELEMENTARY, MIDDLE AND HIGH SCHOOL SERVICING THE GEOGRAPHICALLY LARGEST SCHOOL DISTRICT IN THE AREA.

THE AREA WOULD BE AN EXCELLENT INLAND PORT AND APPROPRIATE FOR A LARGE USER TO SEEK FREE TRADE ZONE STATUS. EXISTING PLANS FOR NEW LANES ON I-10 AND A NEW RELIEVER FREEWAY CONNECTING I-10 AND THE 303 FREEWAYS WITH THE NEW SOUTH MOUNTAIN FREEWAY ARE ALREADY FAR INTO THE PLANNING STAGE ONLY ENHANCING THIS STRATEGIC LOCATION WHICH ALREADY FEATURES EASY ACCESS TO HEAVY EMPLOYMENT, DISTRIBUTION AND MANUFACTURING IN THE WEST VALLEY, BUT ALSO PROVIDES TRANSPORTATION ROUTES TO BYPASS MOST OF THE CONGESTION FOR THOSE FACILITIES REQUIRING ACCESS TO POINTS, NORTH SOUTH AND EAST.

WITH 27 INDIVIDUAL PARCELS OF VARYING SIZES, THIS AREA CAN ACCOMMODATE ANY SIZE USER OR FACILITY. THIS IS NOT AN OFFER TO SUBDIVIDE ANY PARCEL SHOWN HEREIN.

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LOCATION MAP

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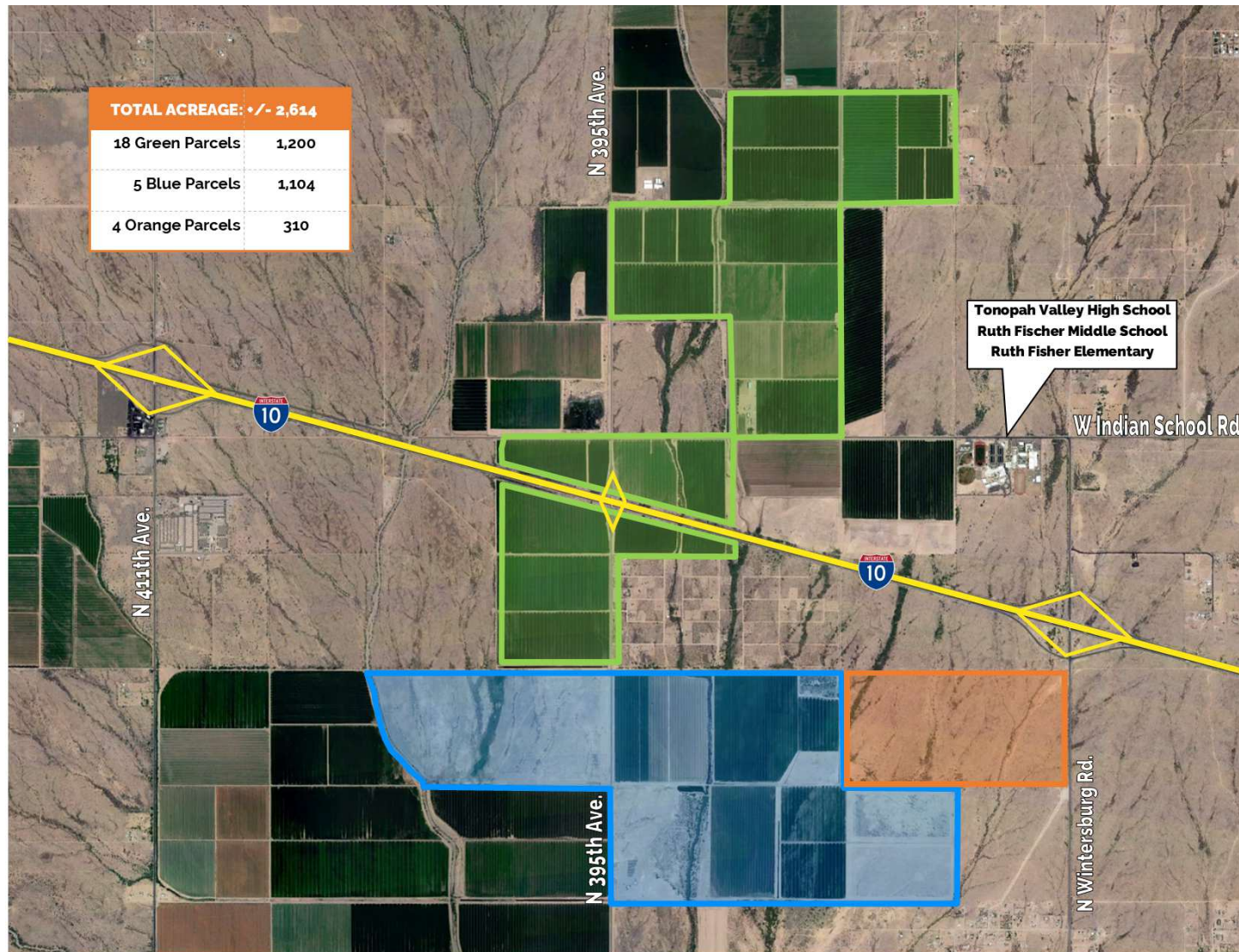
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ACREAGE BREAKDOWN

TONOPAH, AZ 85354

INDUSTRIAL LAND



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OBLIQUE VIEW

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INDUSTRIAL LAND



TOTAL ACREAGE: +/- 2,614

18 Green Parcels	1,200
5 Blue Parcels	1,104
4 Orange Parcels	310

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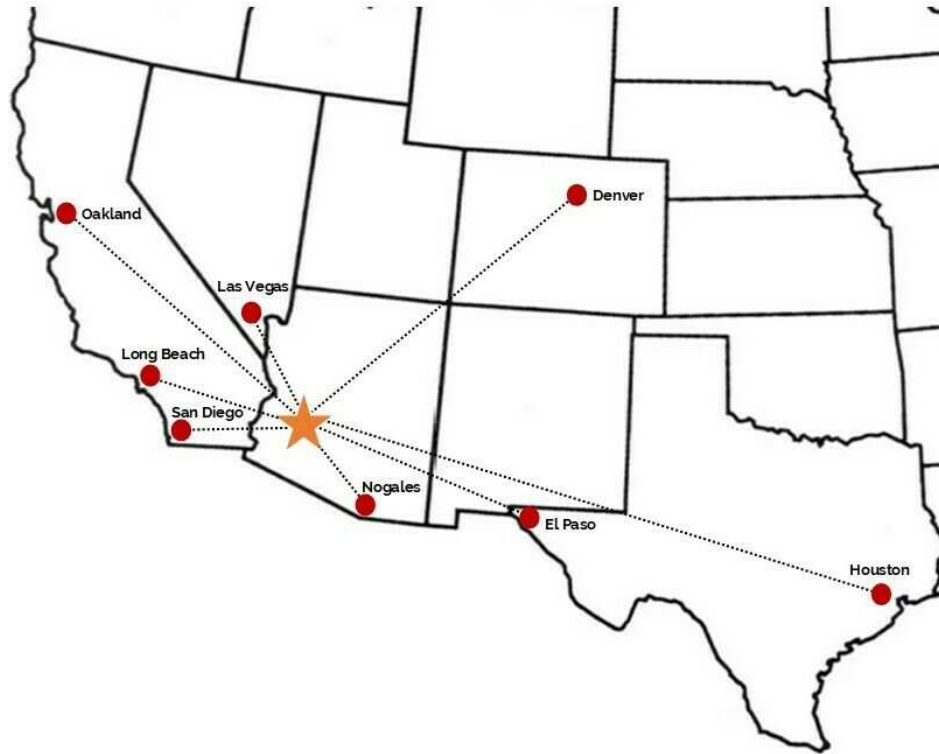
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STATE TRAVEL TIMES FROM SUBJECT SITE

FROM TONOPAH, AZ 85354

INDUSTRIAL LAND



Subject to:	Approx. Distance	Approx. Drive Time
Oakland	690.9 mi	11 hr
Long Beach	332.2 mi	6 hr
San Diego	339.9 mi	5 hr
Las Vegas	279.3 mi	4.5hr
Nogales	229.9 mi	3.5 hr
Denver	862.6 mi	13.5 hr
El Paso	481.2 mi	7 hr
Houston	1,227.2 mi	17.5 hr

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LOCAL TRAVEL TIMES FROM SUBJECT SITE

PHOENIX, AZ 85354

INDUSTRIAL LAND



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LOCAL DISTRIBUTION CENTERS

PHOENIX, AZ 85354

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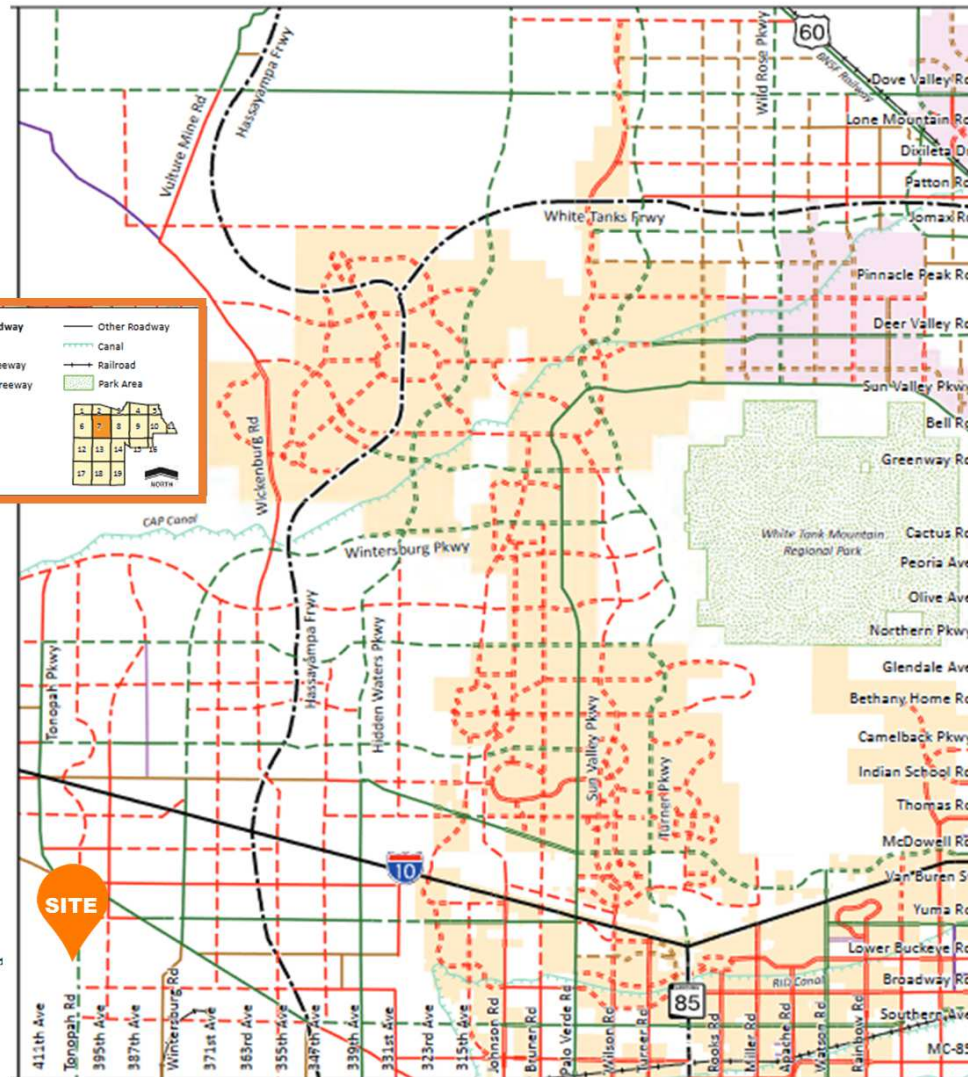
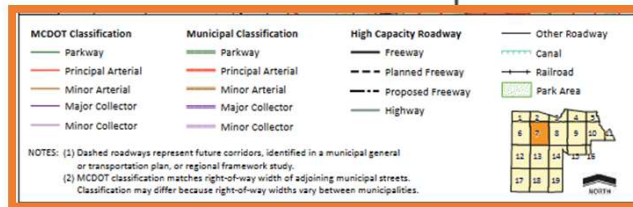
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MAJOR STREETS & ROUTES PLAN

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Maricopa County Major Streets & Routes Plan



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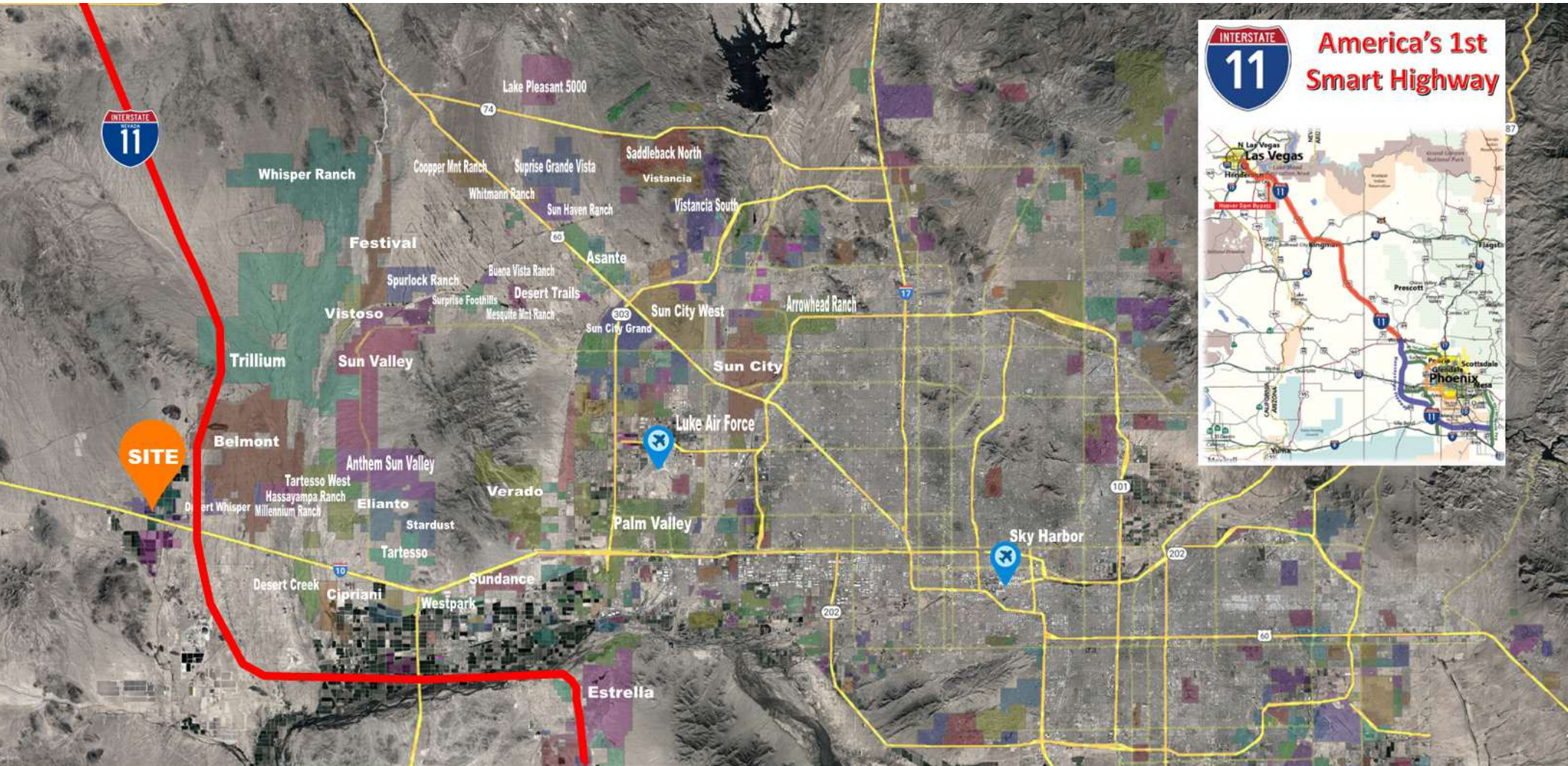
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HIGHWAY 11 "AMERICA'S SMART HWY"

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KEY EMPLOYERS IN THE VALLEY

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INDUSTRIAL LAND

KEY EMPLOYERS IN THE VALLEY

Amazon 5,880	American Express 7,603	Apollo Group Inc 11,000	Arizona State University 18,500
AVNET 15,000	Bank of America 13,300	Banner Health 50,000	Freeport-McMoran Copper & Gold 7,550
Grand Canyon University 6,977	Honeywell 6,600	Honor Health 13,000	INTEL 13,000
JP Morgan Chase & Co. 10,600	Luke Air Force Base 7,840	Maricopa County 12,792	MAYO Clinic 7,100
Motorola 6,000	ON Semi 36,000	Phoenix Sky Harbor 50,000	Raytheon 10,000
State of Arizona 49,800	TSMC 12,000	Walmart 38,309	Wells Fargo 13,308

• Information provided by Phoenix Relocation Guide

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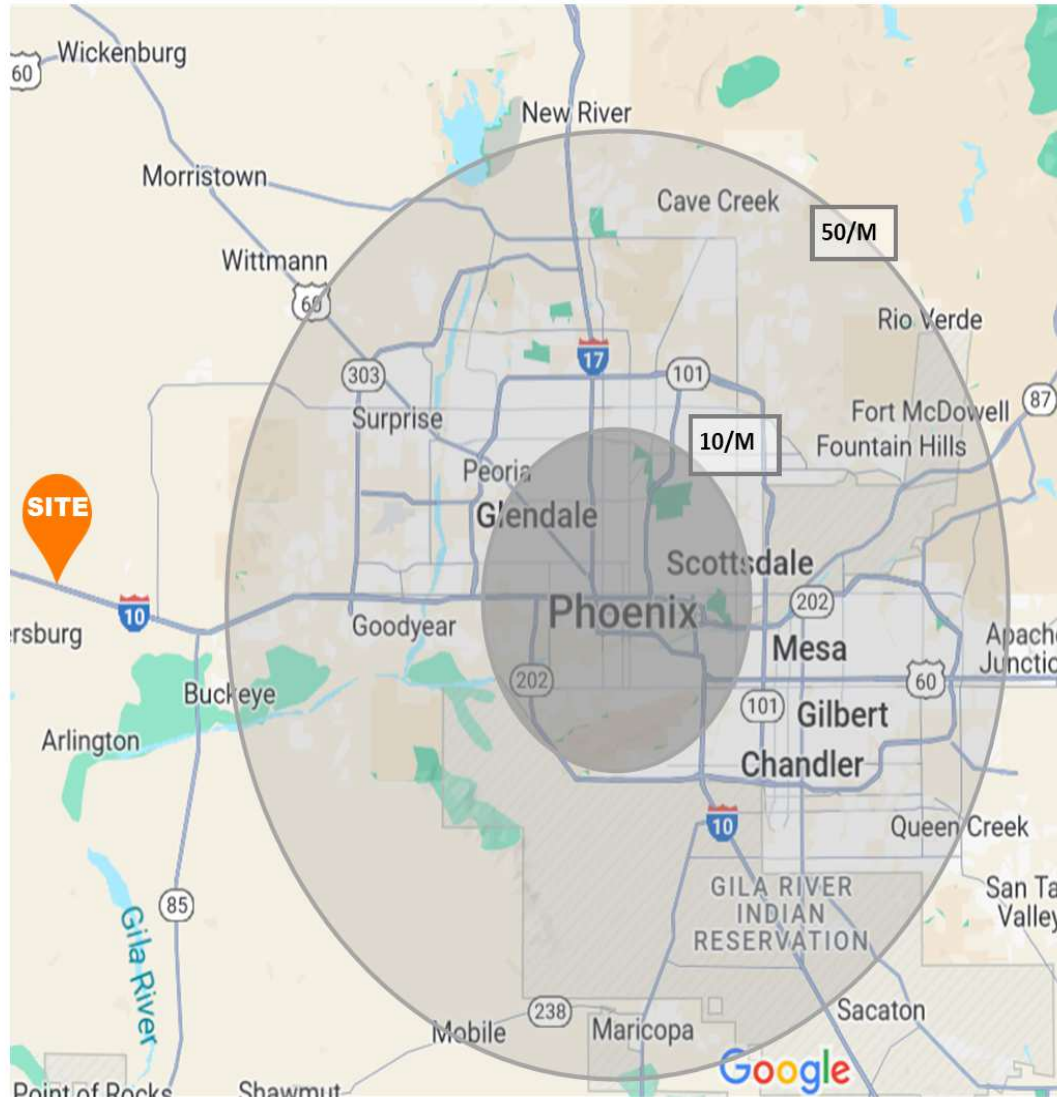
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METRO PHOENIX DEMOGRAPHICS

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Metro Phoenix

Population	4,948,203
Median Age	37.6
Households	1,863,295
Employed Residents	2,220,140
Median HH Income	\$75,731

* Information obtained from U.S. Bureau of Labor Statistics & Census Reporter

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