

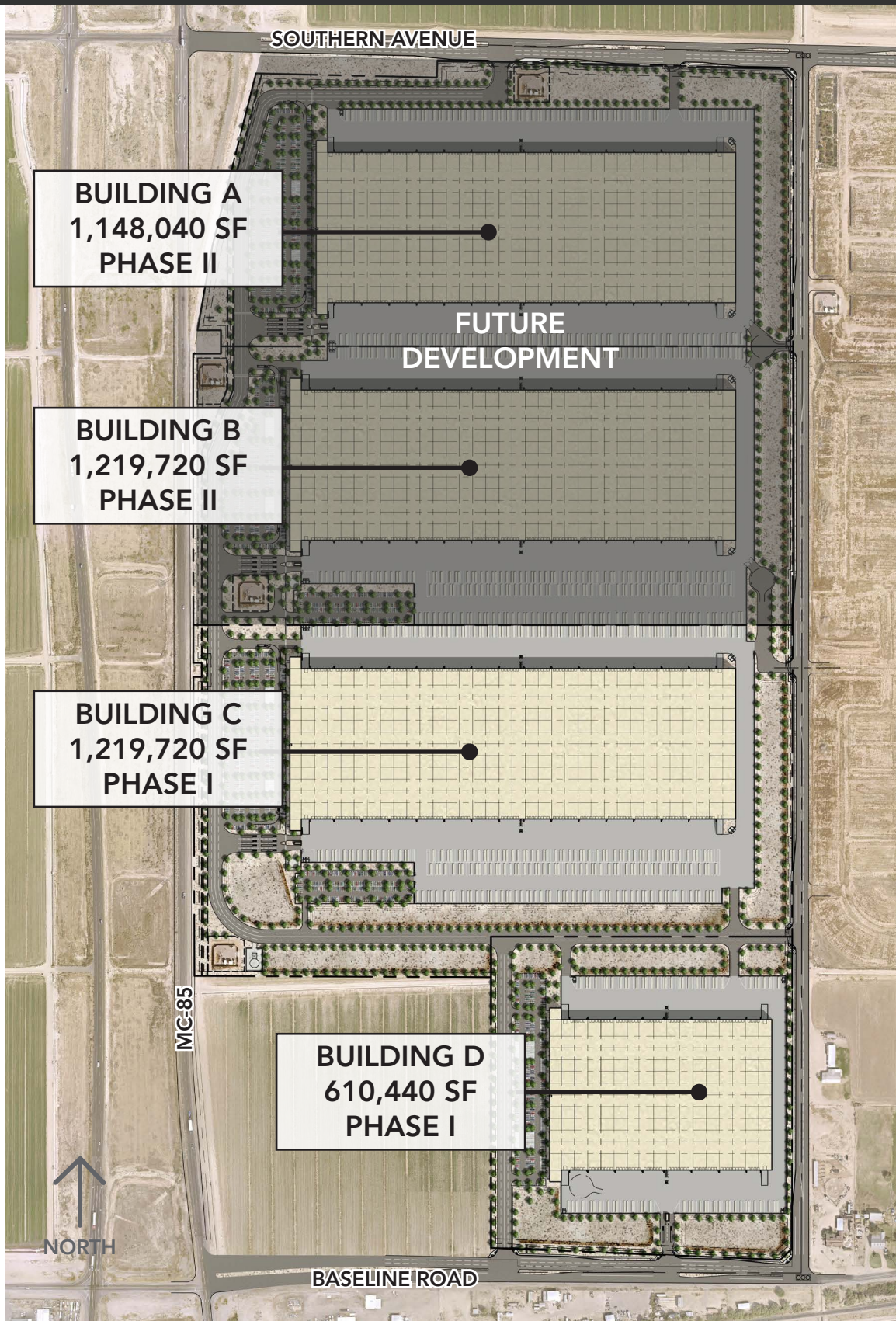


TEN85 LOGISTICS PARK

SEC Southern Avenue & Hwy-85
Buckeye, Arizona

CREATION REPE







BUILDING C | PHASE I

Building size: 1,219,720 SF

Minimum divisible: 609,860 SF

Clear height: 40'

Building dimensions: 640' x 1,898'

Typical column spacing: 50' x 56'; 70' speed bay

Dock high doors: 234

Grade level doors: 4

Power: 6000A, 480V, 3 phase

Roof: 61 mil white TPO, R30

Office: To suit

Auto parking: 751 spaces

Trailer parking: 501 spaces

Truck courts: 185' and 360'

Fire suppression: ESFR

Configuration: Cross dock



BUILDING D | PHASE I

Building size: 610,440 SF

Minimum divisible: 305,220 SF

Clear height: 40'

Building dimensions: 640' x 946'

Typical column spacing: 50' x 56'; 70' speed bay

Dock high doors: 108

Grade level doors: 4

Power: 6000A, 480V, 3 phase

Roof: 63 mil white TPO, R30

Office: To suit

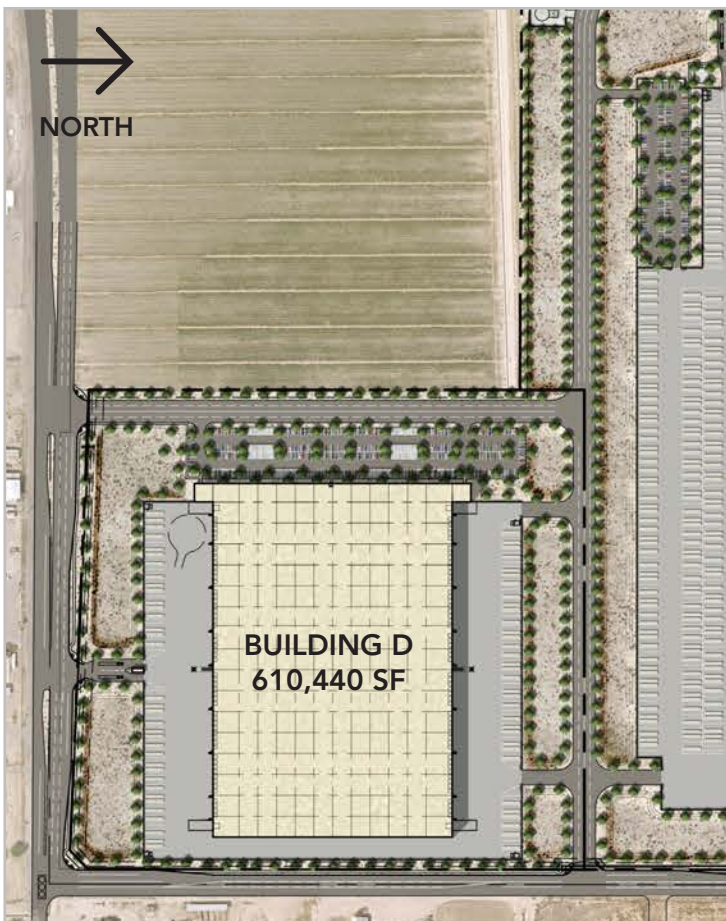
Auto parking: 324 spaces

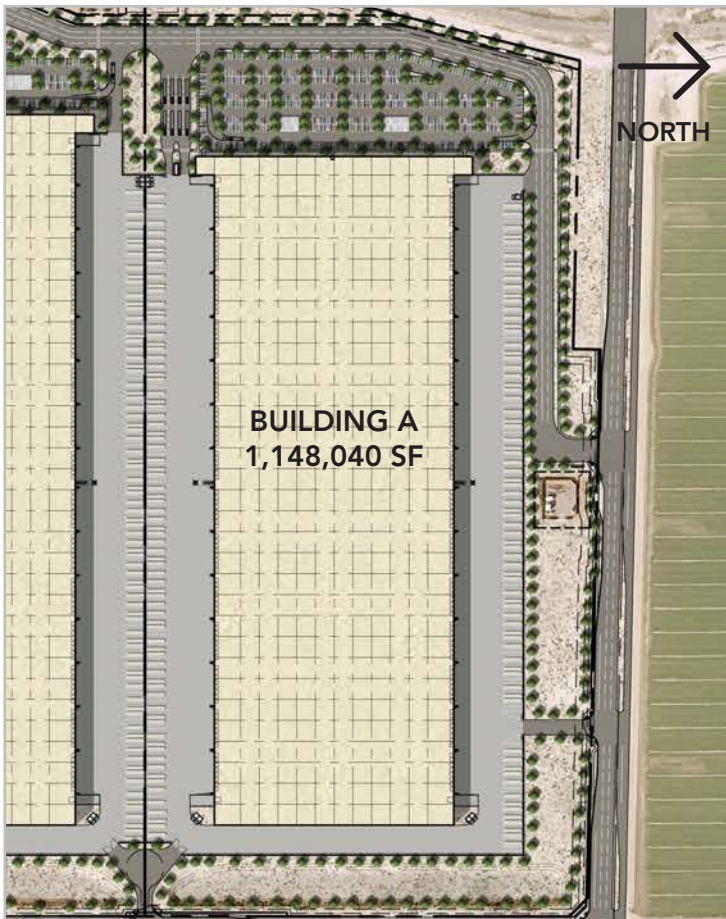
Trailer parking: 130 spaces

Truck courts: 185'

Fire suppression: ESFR

Configuration: Cross dock





BUILDING A | PHASE II

Building size: 1,148,040 SF

Minimum divisible: 574,020 SF

Clear height: 40'

Building dimensions: 640' x 1,786'

Typical column spacing: 50' x 56'; 70' speed bay

Dock high doors: 220

Grade level doors: 4

Power: 6000A, 480V, 3 phase

Roof: 60 mil white TPO, R30

Office: To suit

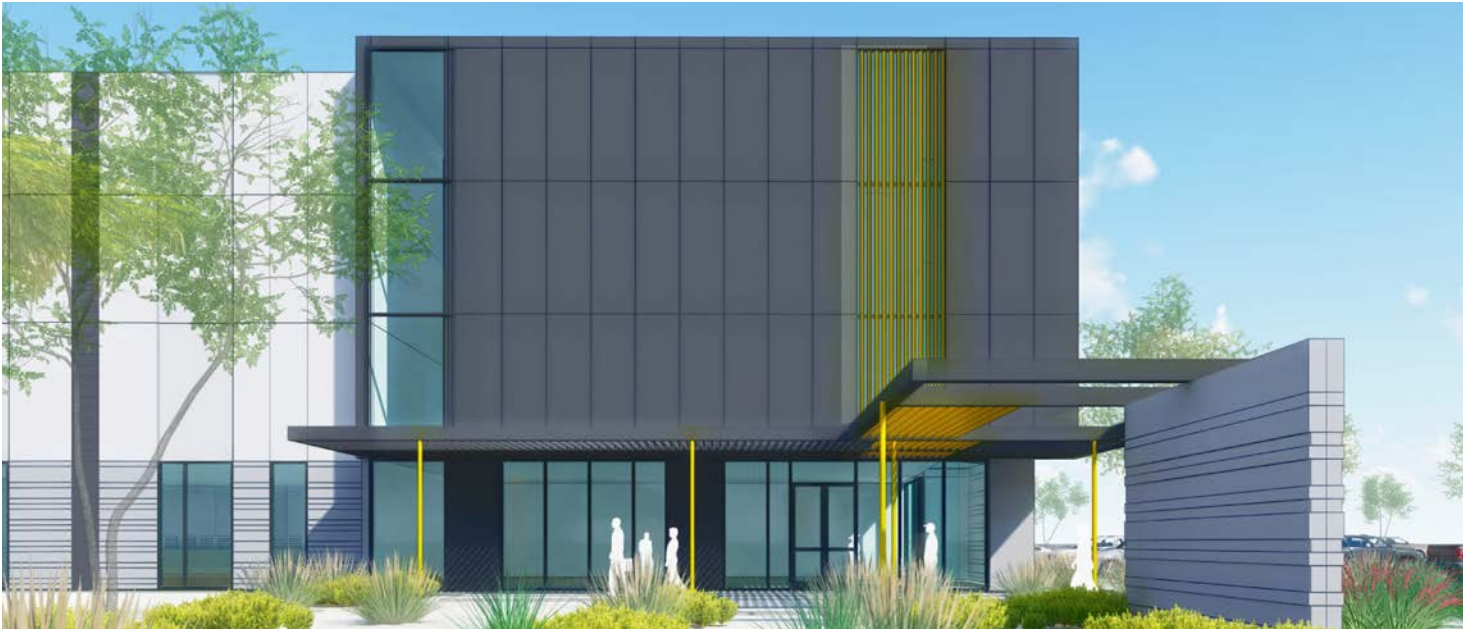
Auto parking: 593 spaces

Trailer parking: 282 spaces

Truck courts: 185'

Fire suppression: ESFR

Configuration: Cross dock



BUILDING B | PHASE II

Building size: 1,219,720 SF

Minimum divisible: 609,860 SF

Clear height: 40'

Building dimensions: 640' x 1,898'

Typical column spacing: 50' x 56'; 70' speed bay

Dock high doors: 234

Grade level doors: 4

Power: 6000A, 480V, 3 phase

Roof: 61 mil white TPO, R30

Office: To suit

Auto parking: 612 spaces

Trailer parking: 511 spaces

Truck courts: 185' and 360'

Fire suppression: ESFR

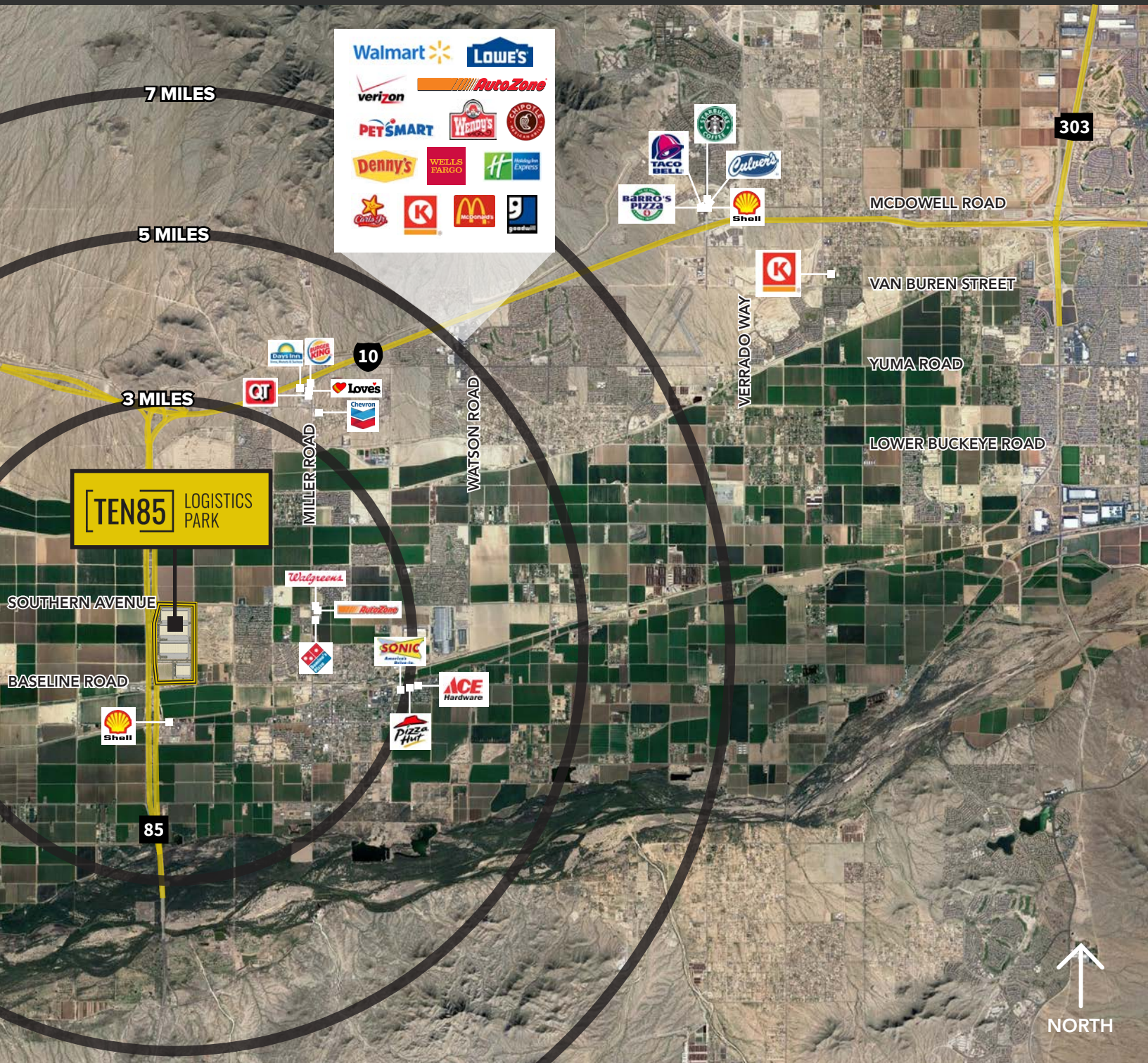
Configuration: Cross dock

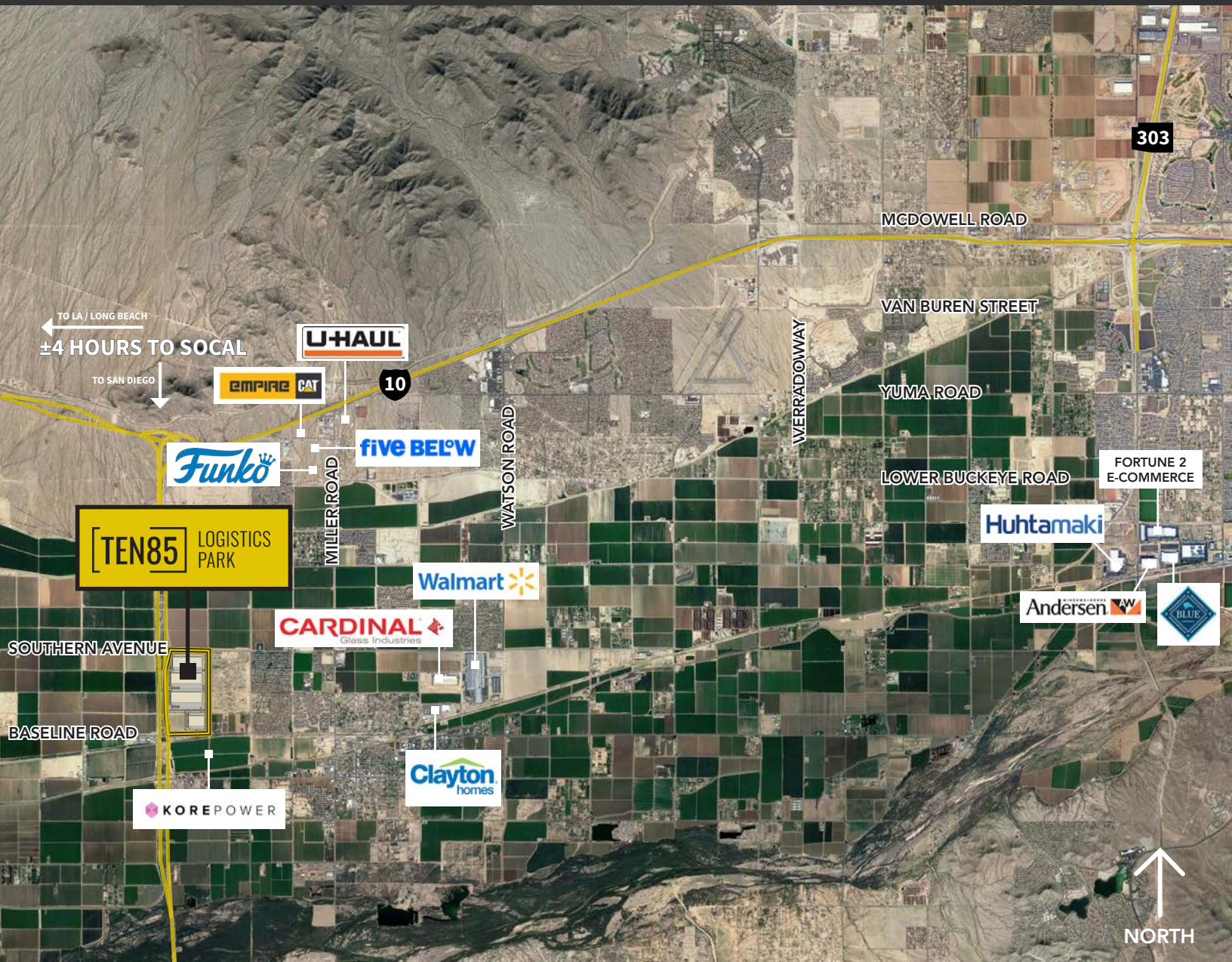


RETAIL AMENITIES

TEN85 LOGISTICS PARK

CREATION REPE





Location highlights

- Located along MC-85 with 1 mile of frontage
- ±2.5 miles to I-10 and MC-85 interchange
- ±4 hour drive to Southern California
- Industrial zoning
- Multiple access points

Foreign Trade Zone Capable

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty deferral
- Duty elimination
- Reduced customs reporting entries



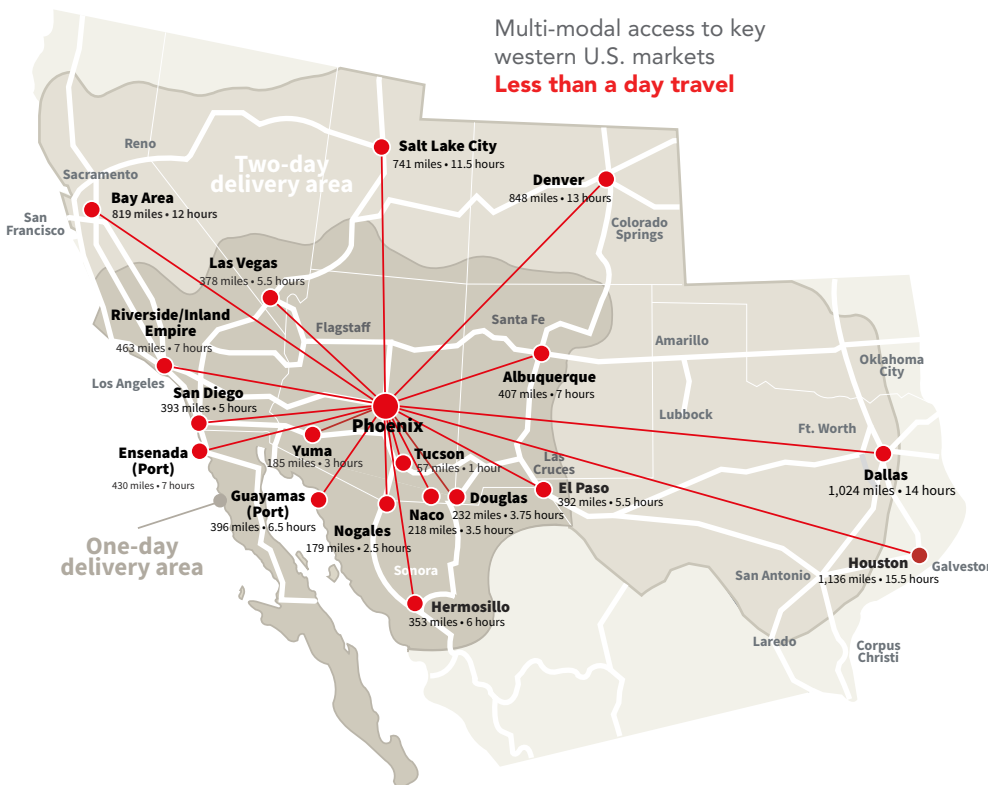
- Buckeye is emerging as a center of logistics, distribution, and manufacturing.
- Buckeye is located within some of the most robust and redundant fiber optics and power corridors in the State.
- Buckeye's strategic location positions the city as the premier gateway location between Arizona, California, and the western United States.

154% population growth since 2001

Buckeye is the nation's **2nd** fastest growing city

1M Buckeye's immediate regional workforce is 1 million

35 minutes west of Downtown Phoenix **35**



Arizona Competes

- 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

FOR MORE INFORMATION:

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