




**| SHOVEL READY**

**| OPPORTUNITY  
ZONE LOCATION**



CONCEPTUAL RENDERING

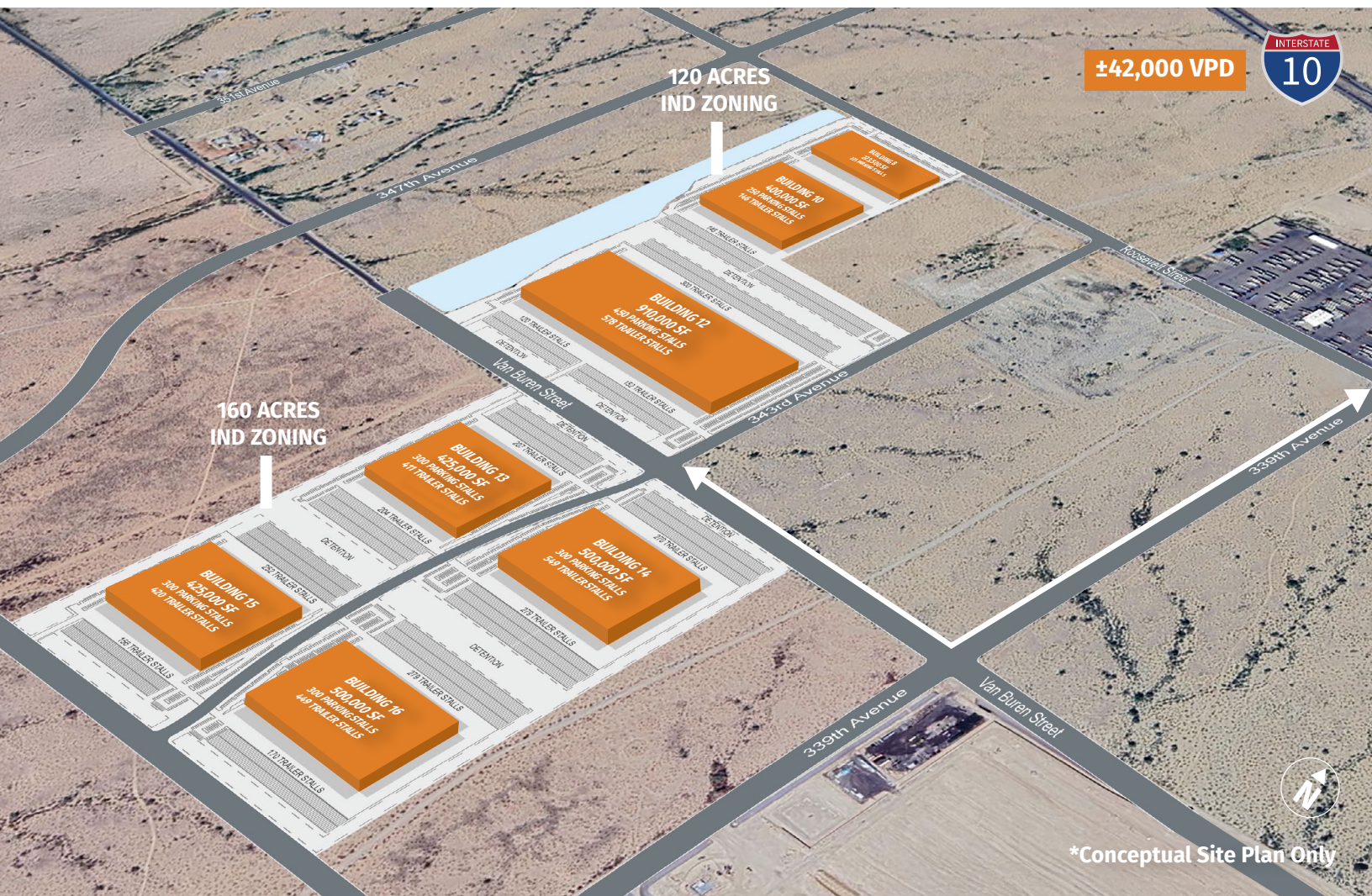
**280 Acres Available**  
**Divisible to 40 Acres**

 West of 339th Avenue &  
Van Buren Street  
Maricopa County, Arizona



# Property Highlights

10 West Arizona Logistics Hub offers 80 acres for an industrial design build opportunity located at the intersection of 339th and Van Buren Street, Maricopa County, Arizona.



**Zoning:**  
IEC – Industrial  
Employment Center

**Power:**  
APS

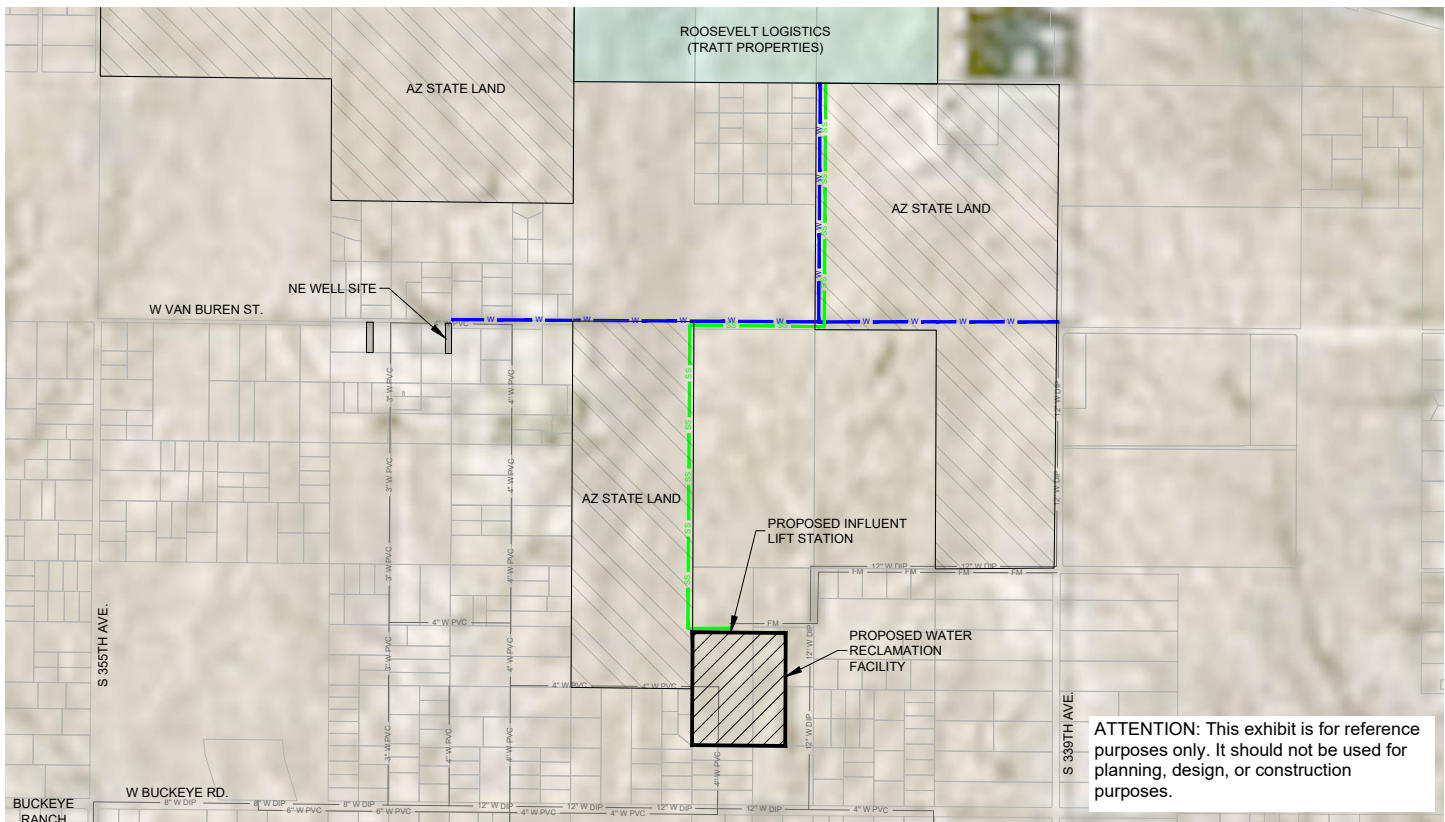
**Gas:**  
Southwest Gas

**Telecom:**  
CenturyLink

**Access:**  
The property is adjacent to Interstate-10 and has direct access to the 339th Avenue freeway interchange

## Water/Sewer:

Global water Resources, Inc. is currently installing both water and sewer lines



# Location Highlights



Within a five hour drive of the Port of Los Angeles and the Port of Long Beach



Adjacent to Truckstops of America, a full service truck stop



I-10 frontage gives the user superb freeway visibility and accessibility



Proposed six-lane Yuma Parkway at Buckeye Road and Yuma Road alignment



Existing full diamond interchange at 339th Ave and I-10 and future six-lane Hidden Waters Parkway at 339th Ave alignment



Closest Arizona logistics option to the Inland Empire, as well as direct routes to all of Arizona, the Southwest and Mexico



Lower real estate tax and impact fee area



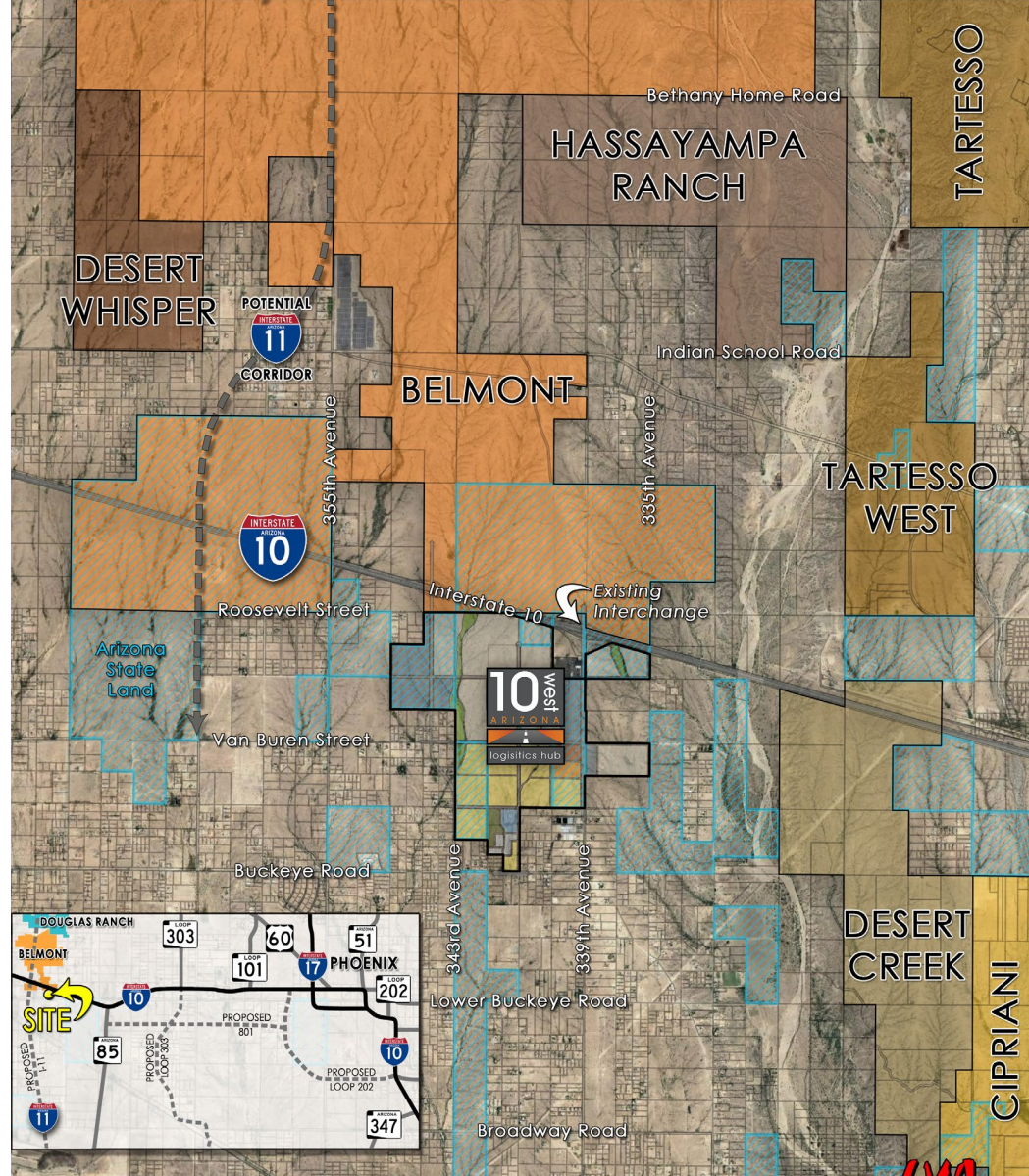
I-11 (Hassayampa Freeway) at 363rd Ave alignment, connecting Mexico to Canada



# About Belmont

Adjacent to Belmont, a 24,800 acre development recently purchased by a group controlled by Microsoft founder Bill Gates' investment group.

Plans to develop Belmont into a "smart city" call for as many as 80,000 homes, 3,800 acres of industrial, office and retail space, 3,400 acres of open space and 470 acres for public schools.



## For more information, contact:

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