



Big-Box Logistics Development Capable Land

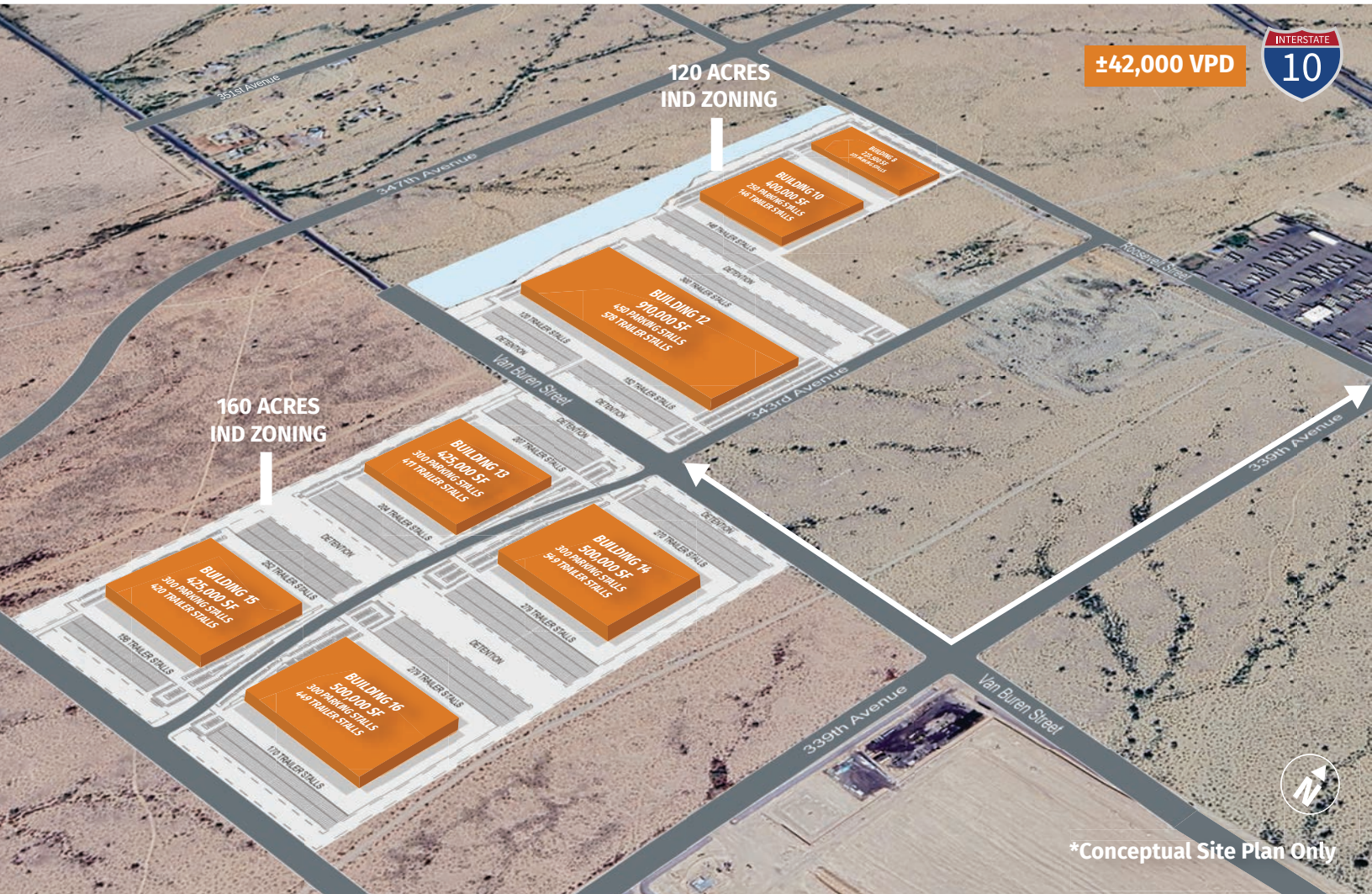


280 Acres (Divisible)

SO of SWC I-10 and 339th Avenue, Maricopa County, AZ

Design Build

10 West Arizona Logistics Hub will deliver shovel-ready entitled land for industrial design and speculative inventory opportunities located near I-10 and 339th Avenue interchange.



Zoning:

IEC – Industrial
Employment Center,
Maricopa County

Access:

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

Power:

APS

Natural Gas:

Southwest Gas

Telecom:

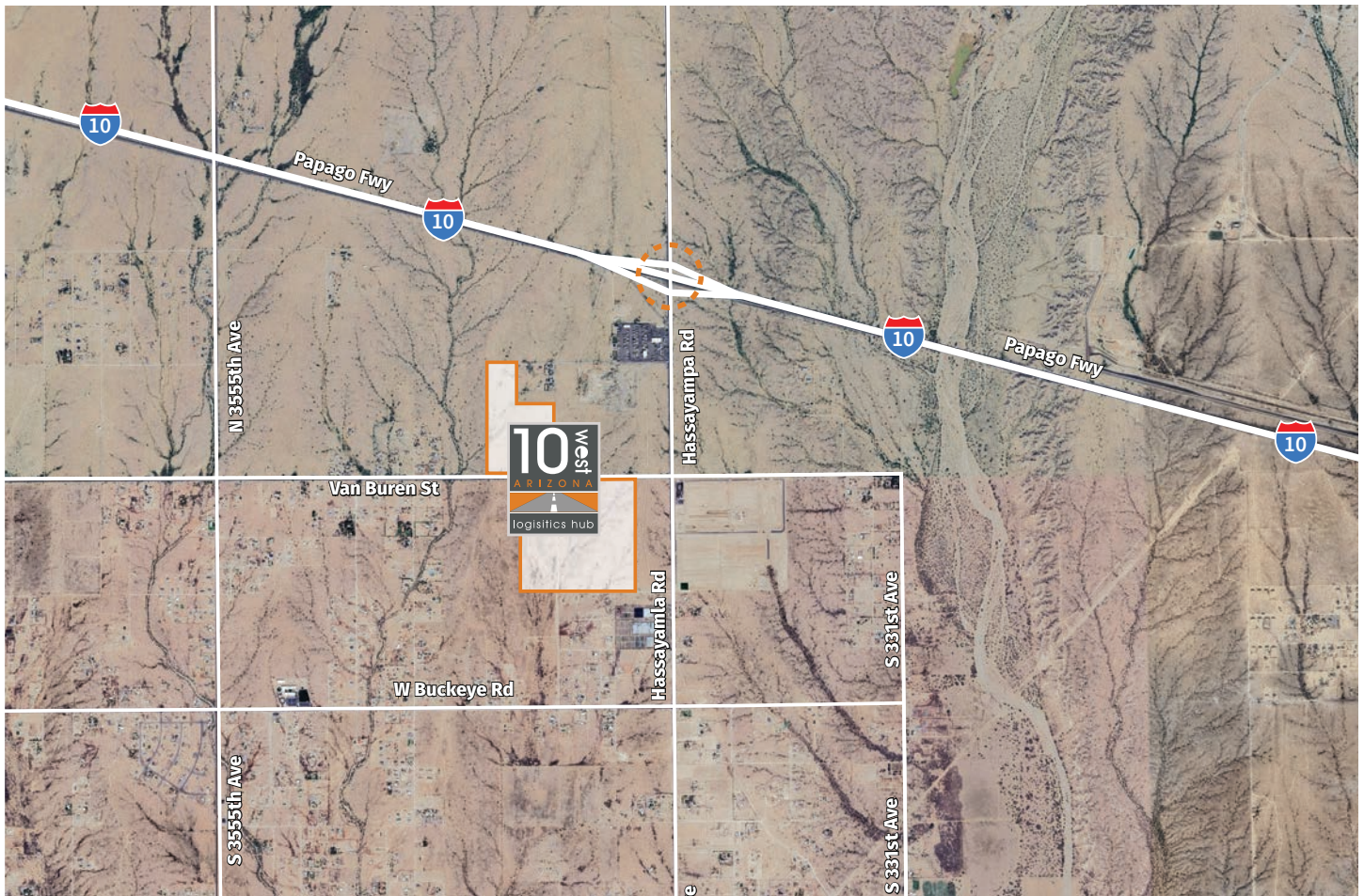
CenturyLink/Lumen
Technologies

CLOMR:

Approved

Water/Sewer:

Global Water Resources



Location Highlights



Five hours to Port of Los Angeles and the Port of Long Beach



Adjacent to Truckstops of America, a full service truck stop



I-10 proximity offers 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



County location offers lower real estate taxes, construction tax and impact fees

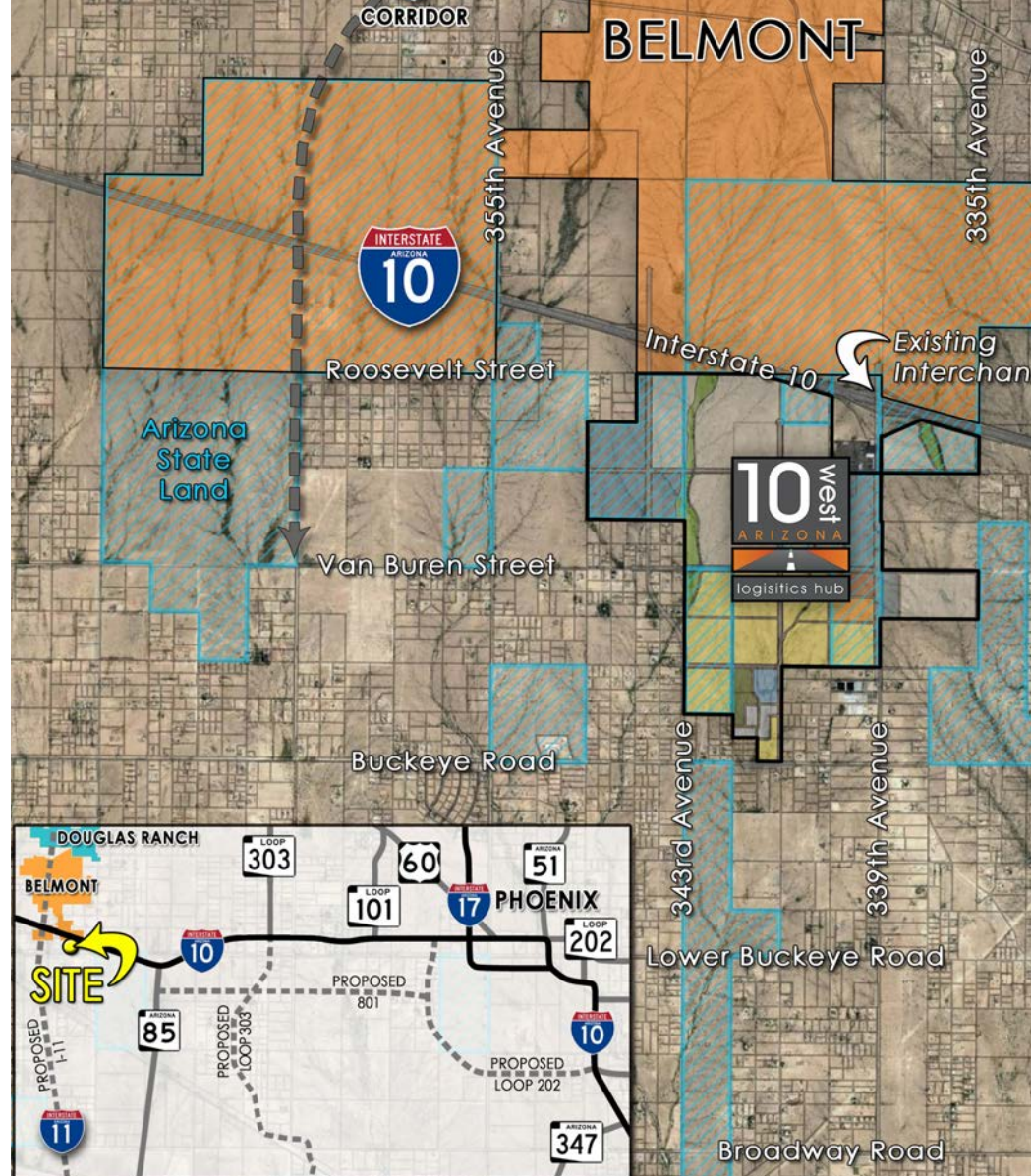


I-11 (Hassayampa Freeway) at 363rd Ave alignment, connecting Mexico to Canada

About Belmont

Adjacent to Belmont, a 24,800 acre development.

- 80,000 homes
- 3,800 acres employment and commercial retail
- 3,400 acres open space



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