

# LAND FOR SALE

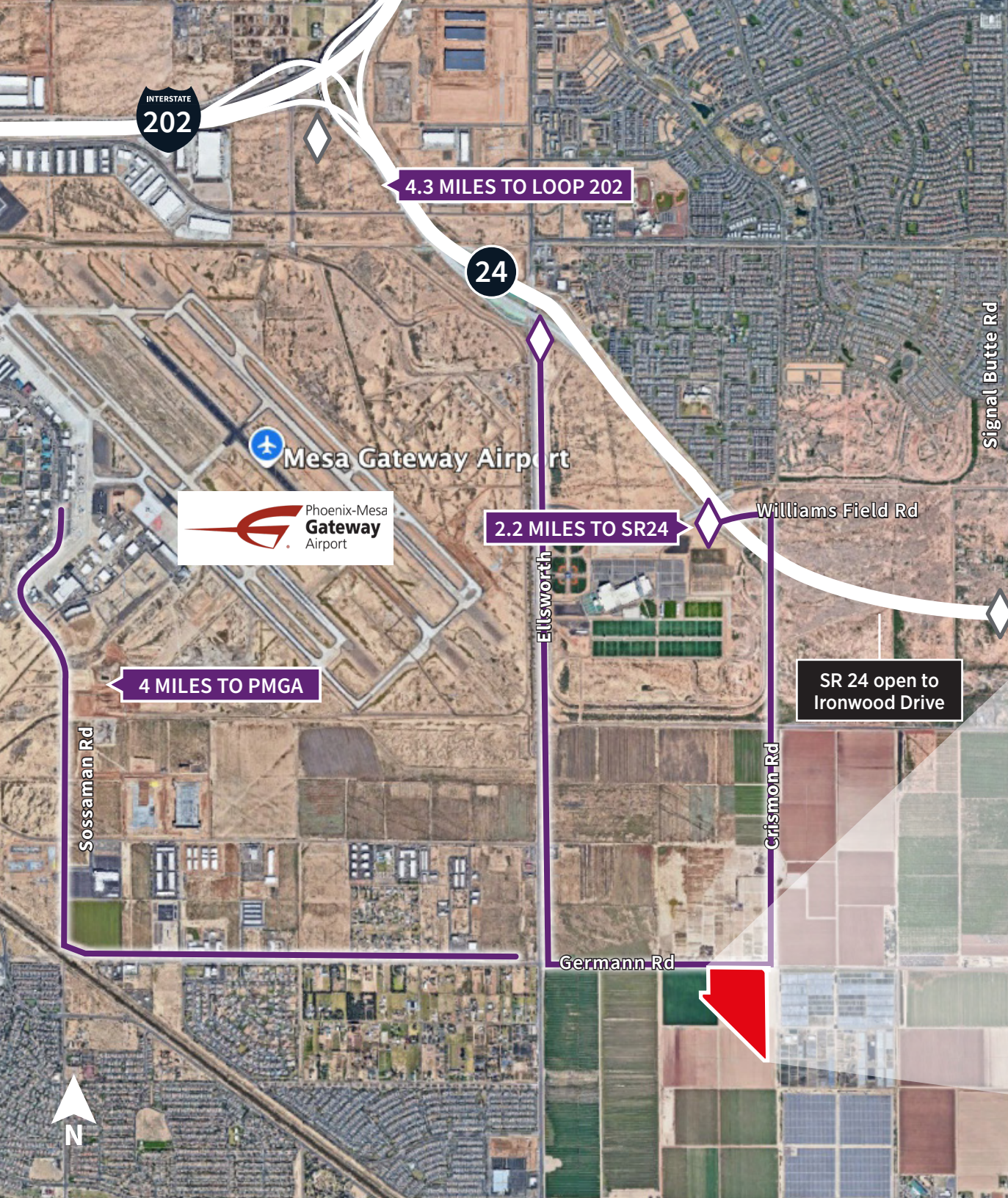
INDUSTRIAL | LOGISTICS

COMMERCIAL | RETAIL

**57 Acres**

SWC Germann Road & Crismon Road  
Queen Creek, Arizona





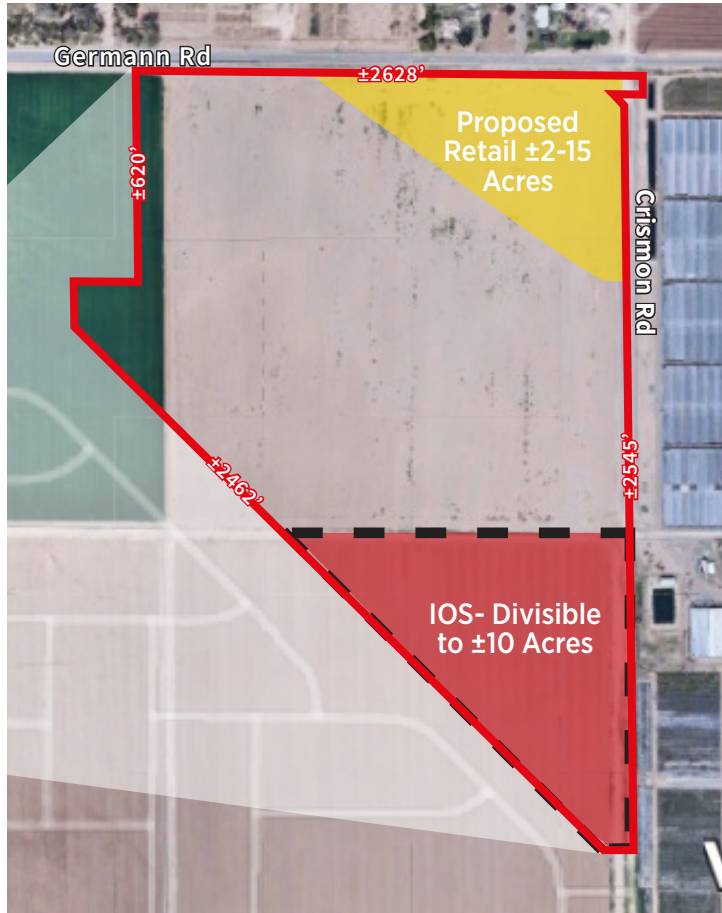
# SWC Germann Rd & Crismon Rd

## PROPERTY FEATURES

- 57 acres
- APN #304-62-018-K
- Zoning: EMP/A Light Industrial

## LOCATION FEATURES

- 2.2 miles to SR24 via Crismon Road & Williams Field Road
- 4.3 miles to Loop 202
- 4 miles to Phoenix-Mesa Gateway Airport



2.2 MILES TO SR24

4 MILES TO PMGA

4.3 MILES TO LOOP 202

SR 24 open to Ironwood Drive







ARIZONA  
COMMERCE AUTHORITY



# 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
- Improved accelerated depreciation schedule

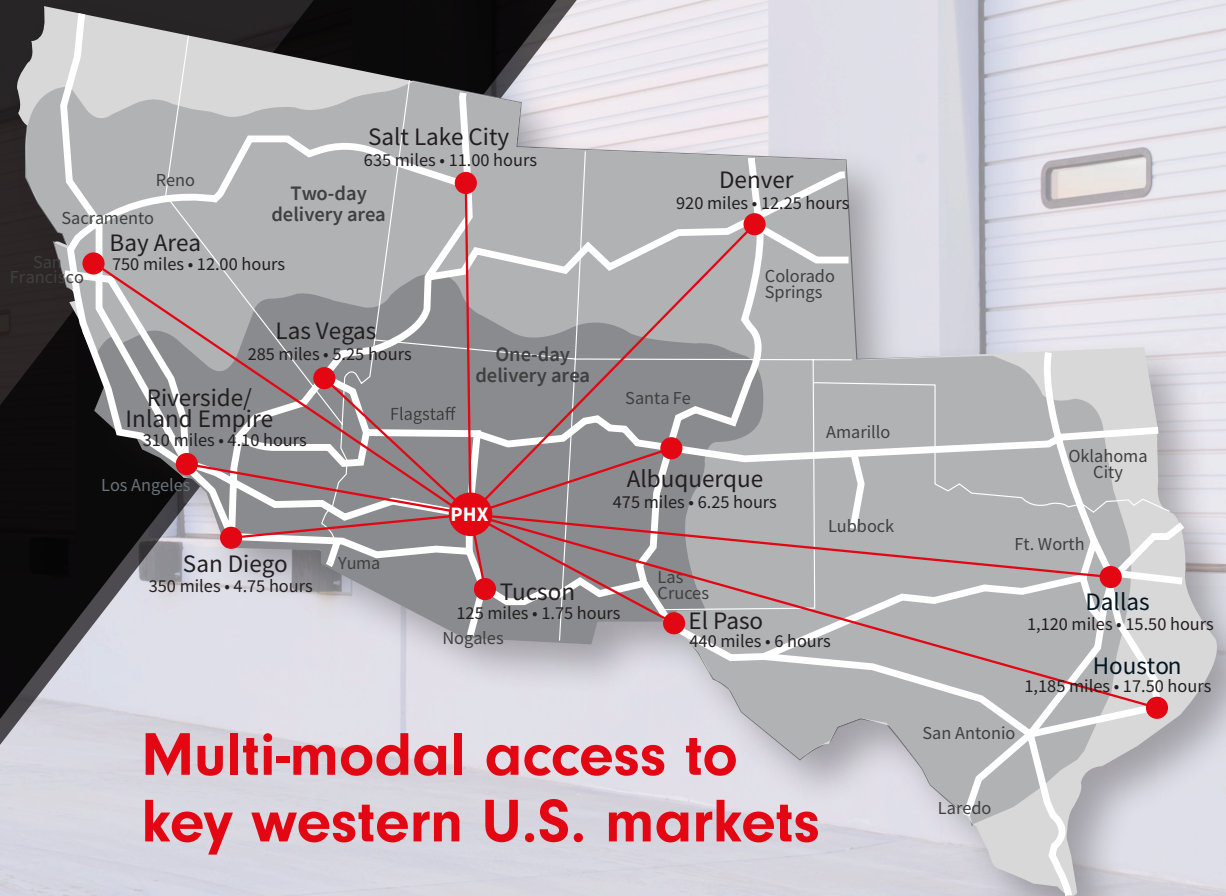
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## Multi-modal access to key western U.S. markets

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

