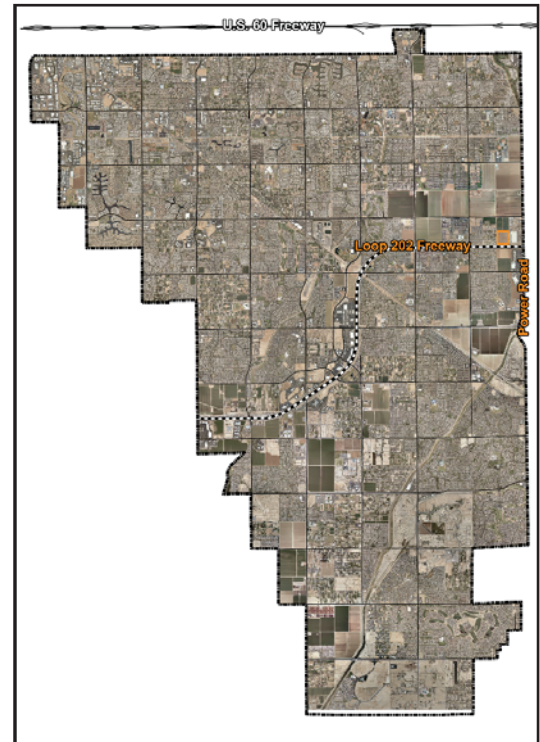


ARIZONA GATEWAY TECHNOLOGY

DEVELOPER READY SITE



KEY FEATURES

Ownership Status

- Property: Arizona Gateway Technology
- Current Owner: AFW
- Broker Representation: ProStar Realty - Jeff Jennings

General Site Information

- Up to 32 Acres of Light Industrial
- Available for Purchase: Contact Broker
- Zoned: Light Industrial
- Potential Uses: Light Industrial permits employment uses of moderate intensity such as assembly, light manufacturing, processing, vehicle and equipment service, research and development, general offices, storage and distribution
- Currently: Agriculture
- Adjacent land use is zoned for Light Industrial and Regional Commercial and Single Family.

Site Infrastructure

- All utilities are available onsite
- Electric Power: Salt River Project (SRP)
- Natural Gas: Southwest Gas
- Telecommunications: CenturyLink, SRP, Cox Communications
- Water: Town of Gilbert 12" waterline
- Wastewater Treatment: Town of Gilbert 10" wastewater line

Transportation Access

- .50 mile to SanTan Freeway
- 17 miles to Interstate 10
- 24 miles to Sky Harbor Airport (PHX)
- 1 mile to Phoenix Mesa Gateway Airport

Size and Quality (Skill Level) of Labor Force

- Current Population: 246,363 (2016)
- Education Level of Residents: 41% hold a bachelors degree or higher; 94% high school graduate or higher