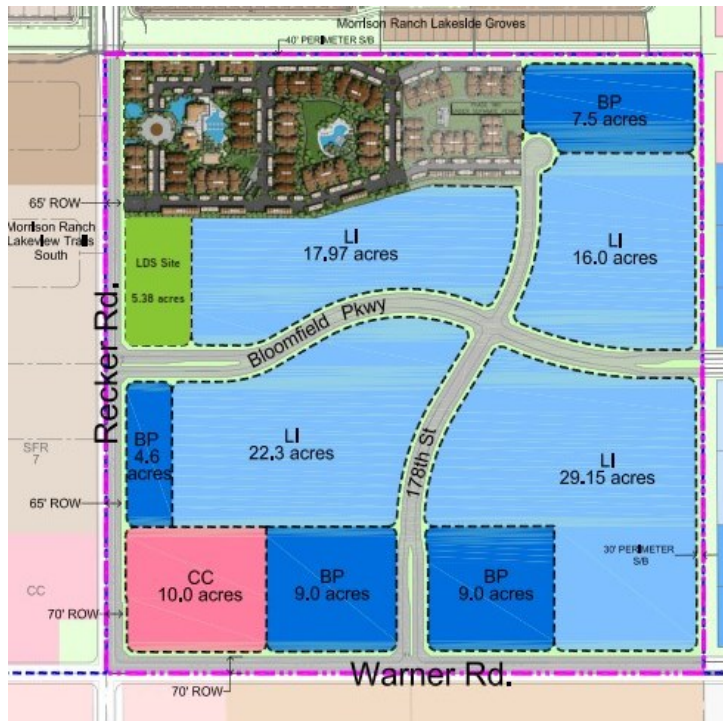


GILBERT NORTH GATEWAY

SHOVEL READY SITE



OVERVIEW

123 acres zoned for mixed-use including light industrial, business park, and retail. Multifamily component includes 402 Class A+ apartment units at Liv Northgate. Close to Phoenix-Mesa Gateway Airport. 1/4 mile to full diamond interchange at the 202 Freeway and Power Road. Build-to-suit or land sale options available.

KEY FEATURES

Ownership Status

- Property: Gilbert North Gateway
- Current Owner: Rockefeller
- Broker Representation: Colliers

General Site Information

- 124 Acres; NEC of Warner & Recker
- Build-to-Suit
- Zoned: Light Industrial, Business Park
- 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
- Potential Uses: Business Park permits integrated campus-style office development serving high technology, research and development, office, service and light industrial uses. Limited business service uses serving the development may be permitted. Development will include buildings of quality design in a landscaped setting
- Formerly: Agriculture
- Adjacent land use is zoned for Light Industrial, Regional Commercial, Business Park and Residential

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 16" Waterline
- Wastewater Treatment: Town of Gilbert 15" Wastewater Line

Transportation Access

- 1 mile to SanTan Freeway
- 19 miles to Interstate 10
- 25 miles to Sky Harbor Airport (PHX)
- 3.84 miles to Phoenix Mesa Gateway Airport

Size and Quality (Skill Level) of Labor Force

- Current Population: 246,336 (2016)
- Education Level of Residents: 41% hold a bachelors degree or higher; 94% high school graduate or higher