

GILBERT SPECTRUM

SHOVEL READY SITE



OVERVIEW

The 63.4-acre multi-phase industrial park is located at the corner of McQueen and Elliot roads. Gilbert Spectrum Industrial Park’s tract allows for 600,000-square-feet to 800,000-square-feet of office and industrial buildings. Vertical construction to begin first half of 2015.

KEY FEATURES

Ownership Status

- Property: Gilbert Spectrum
- Current Owner: SunCap Property Group
- Broker Representation: CBRE - Mark Krison

General Site Information

- 63 Acres; SWC of Elliot/McQueen
- 2 SPEC Buildings at Build-to-Suit
- 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
- Formerly: Agriculture
- Adjacent land use is zoned for Light Industrial, Regional Commercial, Business Park and Public Facility

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 8” wastewater line

Transportation Access

- 2 miles to US 60 Highway
- 4 miles to Loop 101 North
- 8 miles to Interstate 10
- 16 miles to Sky Harbor Airport (PHX)
- 12 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