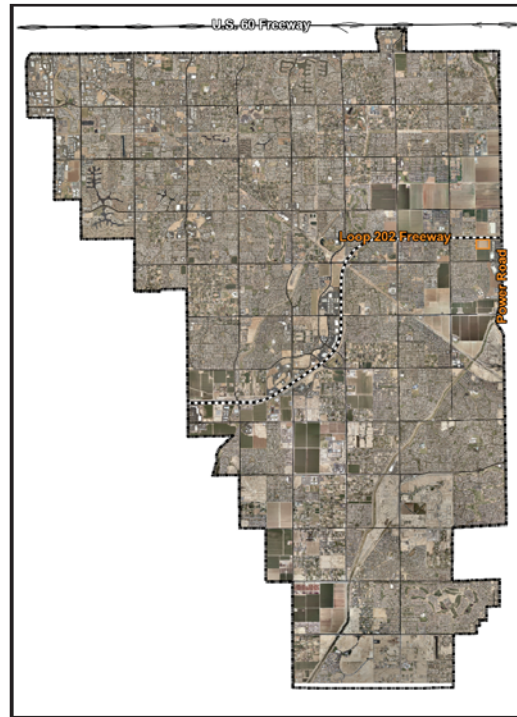
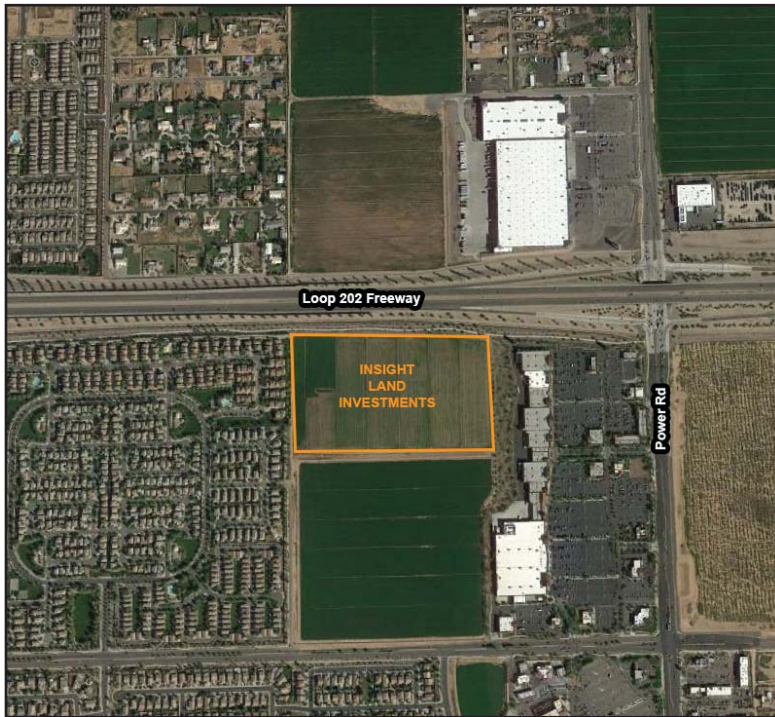


# INSIGHT LAND INVESTMENTS

DEVELOPER READY SITE



## KEY FEATURES

### Ownership Status

- Property: UNK
- Current Owner: UNK
- Broker Representation: Insight Land Investments

### General Site Information

- Up to 30 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 Regional Commercial, Light Industrial 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 16" waterline
- Wastewater Treatment: Town of Gilbert 8-10" then to 15" wastewater line

### Transportation Access

- .50 mile to SanTan Freeway
- 17 miles to Interstate 10
- 25 miles to Sky Harbor Airport (PHX)
- 3 miles 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