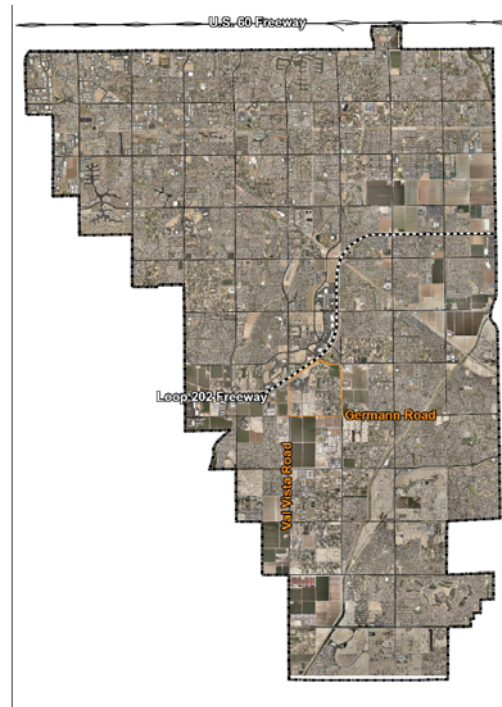


MERCY GILBERT MEDICAL CAMPUS

DEVELOPER READY SITE



KEY FEATURES

Ownership Status

- Property: Celebration Centre Campus
- Current Owner: Lund
- Broker Representation: Willis Property - Rob Schemitsch

General Site Information

- Up to 45 Acres of General Office
- Available for Purchase: Contact Broker
- Zoned: Business Park, Medical
- 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.
- Currently: Agriculture
- Adjacent land use is zoned for Hospital and General Office

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 12" and 18" wastewater line

Transportation Access

- .25 mile to SanTan Freeway
- 15 miles to Interstate 10
- 24 miles to Sky Harbor Airport (PHX)
- 5 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