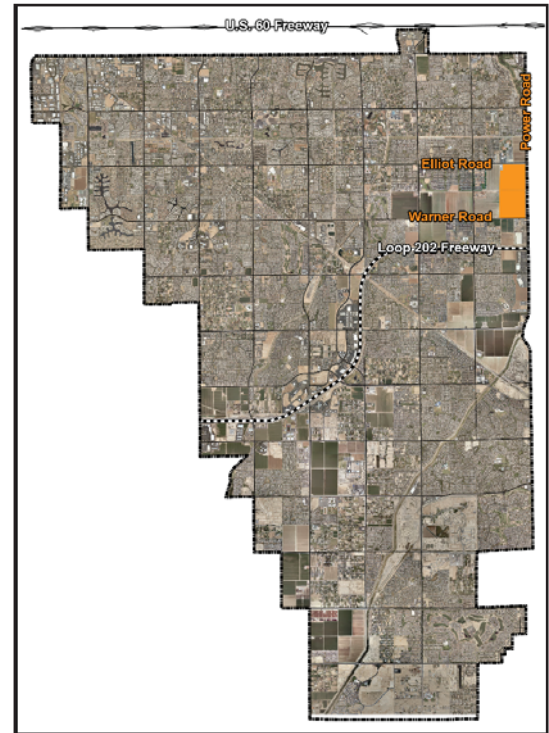


# MORRISON

DEVELOPER READY SITE



## KEY FEATURES

### Ownership Status

- Property: Morrison
- Current Owner: Morrison
- Broker Representation: Perkinson Properties

### General Site Information

- 300 Acres; West of Power Between Warner and Elliot
- Available for Purchase: Contact Broker
- Zoned: Business Park, Light Industrial
- 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.
- 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 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 12" wastewater line

### Transportation Access

- .5 mile to SanTan Freeway
- 14 miles to Interstate 10
- 24 miles to Sky Harbor Airport (PHX)
- 1 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