

# PARK LUCERO

BUILD-TO-SUIT



## OVERVIEW

Class A, LEED certified multi-phase industrial park featuring six buildings totaling 618,000-square-feet. The property will feature technology, research and development, manufacturing and distribution and commercial/residential services end users.

## KEY FEATURES

### Ownership Status

- Property: Park Lucero
- Current Owner: Trammell Crow
- Broker Representation: Jones Lange LaSalle - Pat Harlan

### General Site Information

- 50.89 Acres; NEC- German/Gilbert (340 E. Germann Road)
- 3 SPEC Building totaling 210,000; 420,000 SF for potential Build-to-Suit
- Zoned: Light Industrial
- Potential Uses: This district 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 and Business Park

### 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

- .70 mile to SanTan Freeway
- 13 miles to Interstate 10
- 25 miles to Sky Harbor Airport (PHX)
- 9.67 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