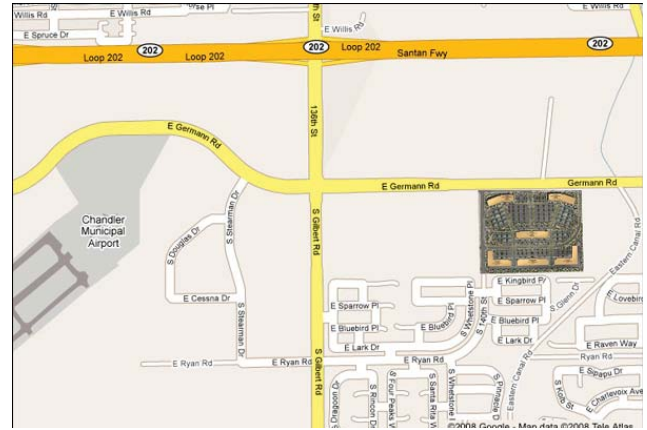


GILBERT CROSSROADS

SHOVEL READY SITE



OVERVIEW

Class "A" office and spec space that has been approved by the design review board for +/- 495,000-square-feet.

KEY FEATURES

Ownership Status

- Property: Gilbert Crossroads
- Current Owner: Rockefeller
- Broker Representation: Colliers

General Site Information

- 47 Acres; SWC of Germann and Lindsay
- Build-to-Suit Opportunities
- Zoned: Business Park
- 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.
- Formerly: Agriculture
- Adjacent land use is zoned for Light Industrial, 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

- 1.5 miles to SanTan Freeway
- 14 miles to Interstate 10
- 22 miles to Sky Harbor Airport (PHX)
- 10 miles to Phoenix Mesa Gateway Airport

Size and Quality (Skill Level) of Labor Force

- Current Population: 229,972 (2013)
- Education Level of Residents: 38% hold a bachelors degree or higher; 95% high school graduate or higher