

THE RESERVE AT SANTAN

SHOVEL READY SITE



OVERVIEW

Class “A” business park conveniently located at the intersection of Gilbert and Germann roads, less than a half mile from the Loop 202 Freeway. Comprised of three buildings with extremely flexible floor plates, the project appeals to and is able to accommodate a broad tenant base ranging from local start-ups to national firms.

KEY FEATURES

Ownership Status

- Property: The Reserve at SanTan
- Current Owner: Orsett
- Broker Representation: Newmark Grubb Knight Frank-Mike Garlick

General Site Information

- 17 Acres; SEC of Gilbert and Germann
- 1 SPEC Building at 105,000; 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, Regional Commercial, 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

- .70 mile to SanTan Freeway
- 13 miles to Interstate 10
- 12 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