



10 West Arizona Logistics Hub

Corporate Build-to-suite Improved Lots • 2.1 million s.f. Industrial Business Park

SW Quadrant of 339th Ave & Interstate 10 • Maricopa County, Arizona



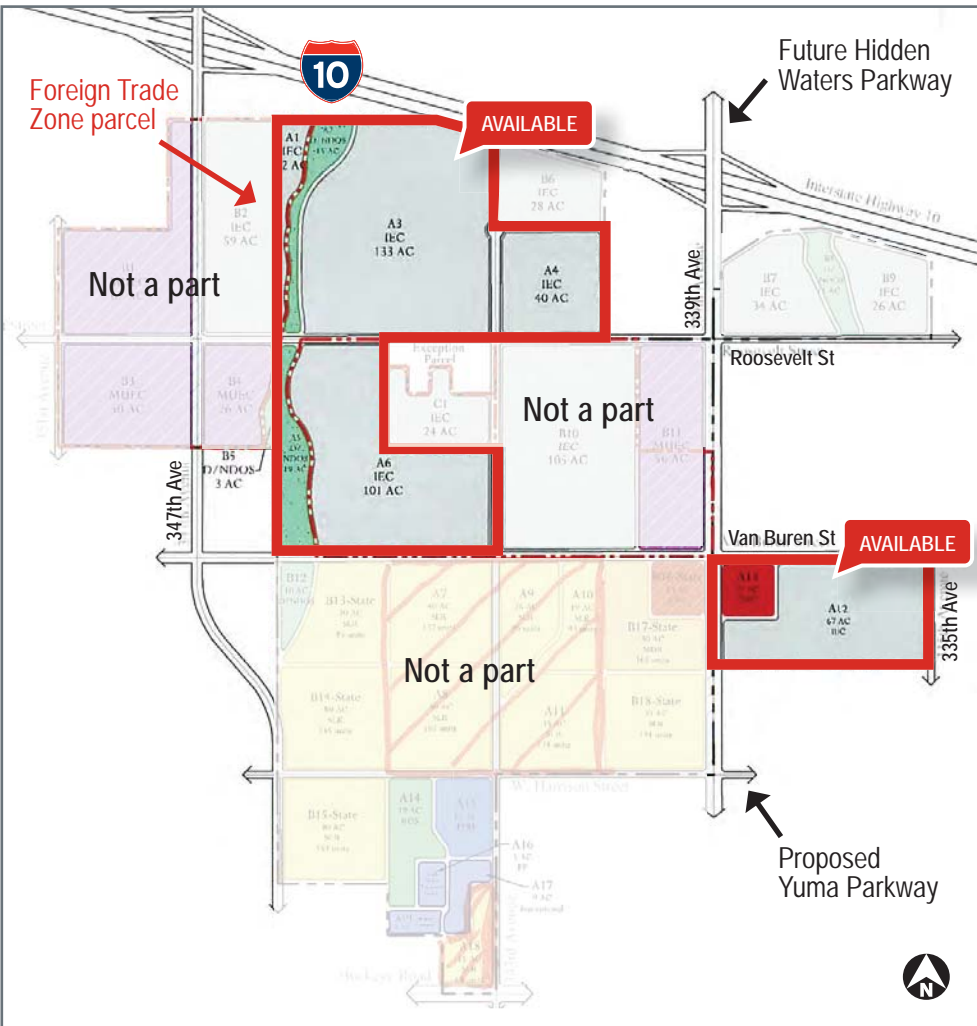
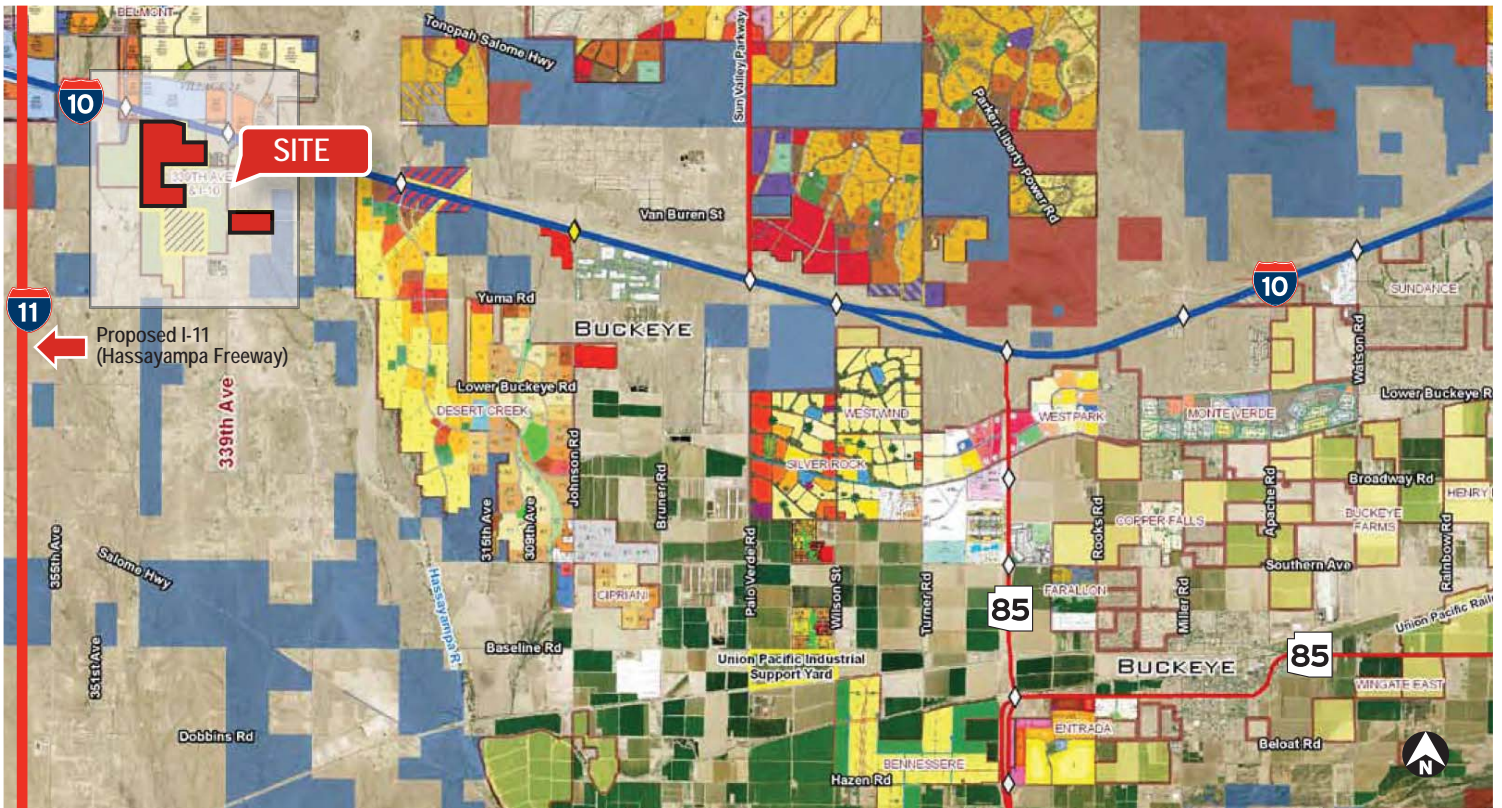
FOREIGN TRADE
ZONE CERTIFIED

10 West Arizona Logistics Hub is a ±341 acre industrial design build opportunity located in the Southwest quadrant of 339th just south of Interstate 10 in Maricopa County, Arizona. Corporate build-to-suit sites are available for immediate delivery.

For more information, contact

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Property highlights

- Park Size: ±341 Acres
- Zoning: Zoning: IEC – Industrial Employment Center
- Power: APS
- Water: Water Utility of Great Tonopah
- Gas: Southwest Gas
- Sewer: Hassayampa Utility Company
- Telecom: CenturyLink
- Access: Property is adjacent to Interstate -10 and has direct access to 339th Avenue freeway interchange

Foreign Trade Zone benefits

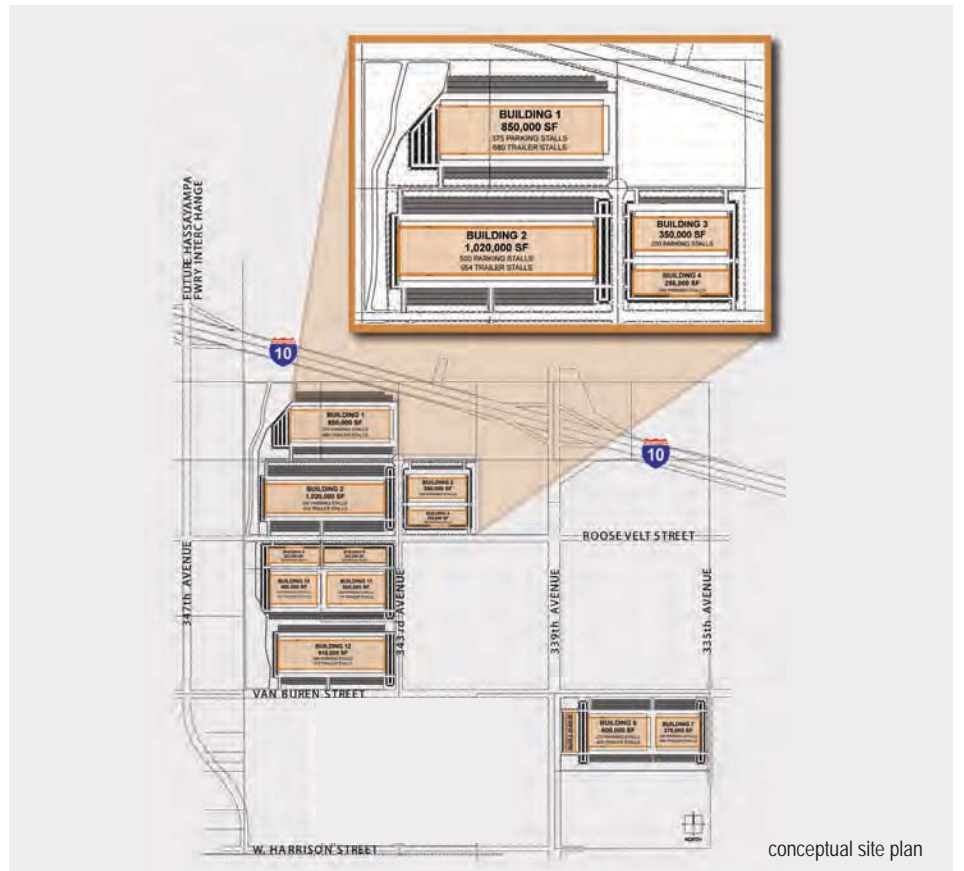
- 75% reduction in real property tax
- 75% reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries

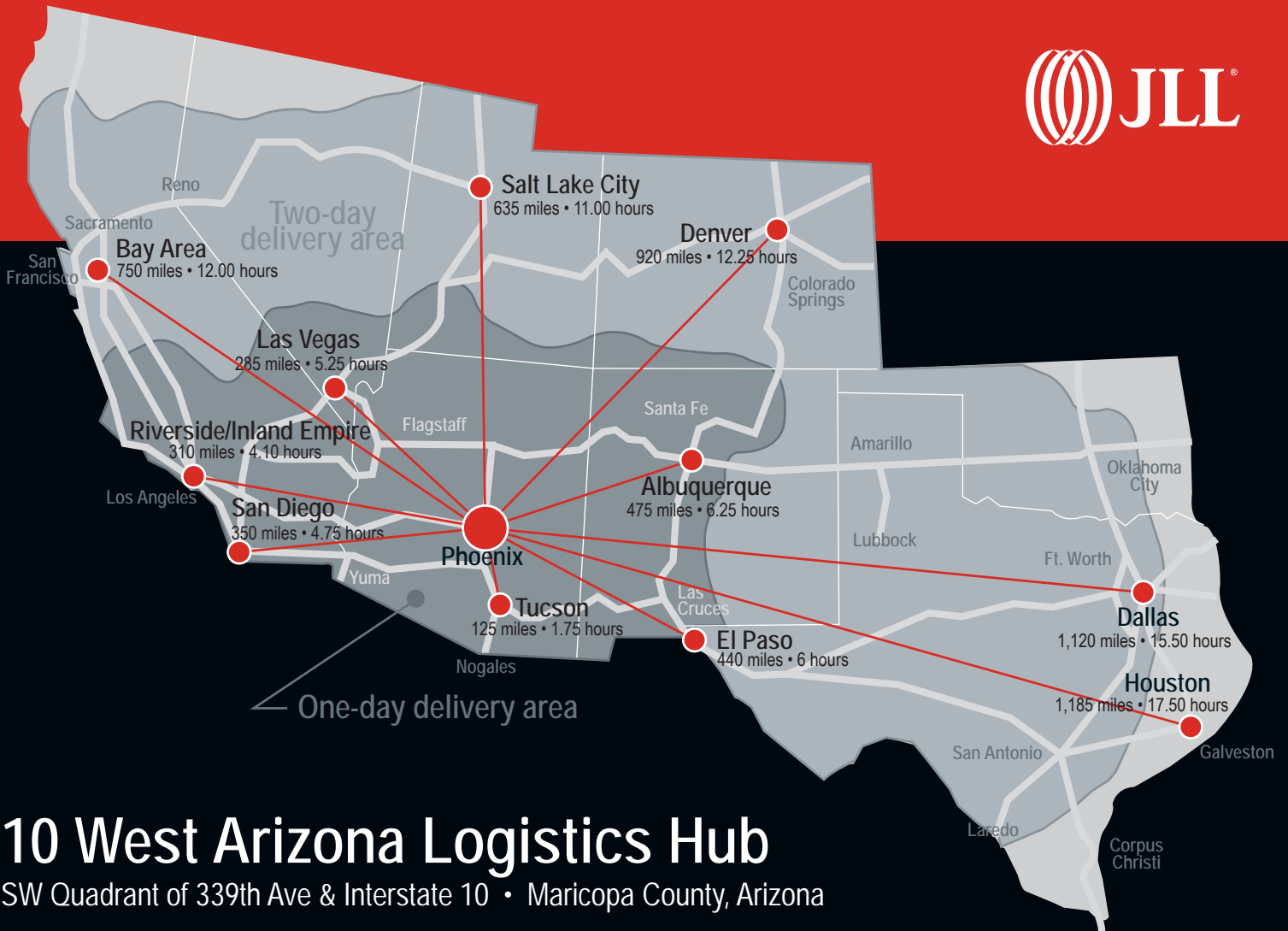
Source: Arizona Department of Commerce



Location highlights

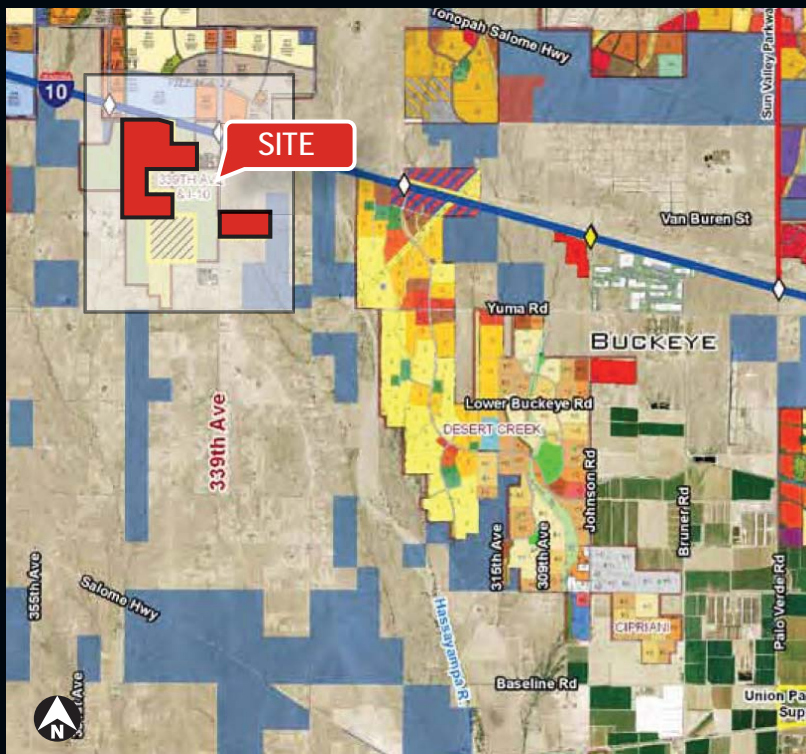
- 5 Hour drive to Port of Los Angeles & Port of Long Beach
- Adjacent to Truckstops of America, a full service truck stop
- I-10 frontage gives the user superb freeway visibility and accessibility
- Closest Arizona logistics option to the Inland Empire, as well as direct routes to all of Arizona, the Southwest and Mexico
- Lower real estate tax and impact fee area
- Foreign Trade Zone certified
- Full diamond interchange at 339th Avenue and I-10
- Future 6 lane Hidden Waters Parkway at 339th Avenue alignment
- Proposed 6 lane Yuma Parkway at Buckeye Road and Yuma Road alignment
- Proposed I-11 (Hassayampa Freeway) at 363rd Avenue alignment connecting Mexico to Canada





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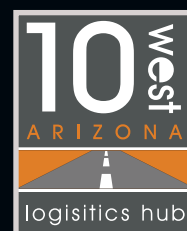
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