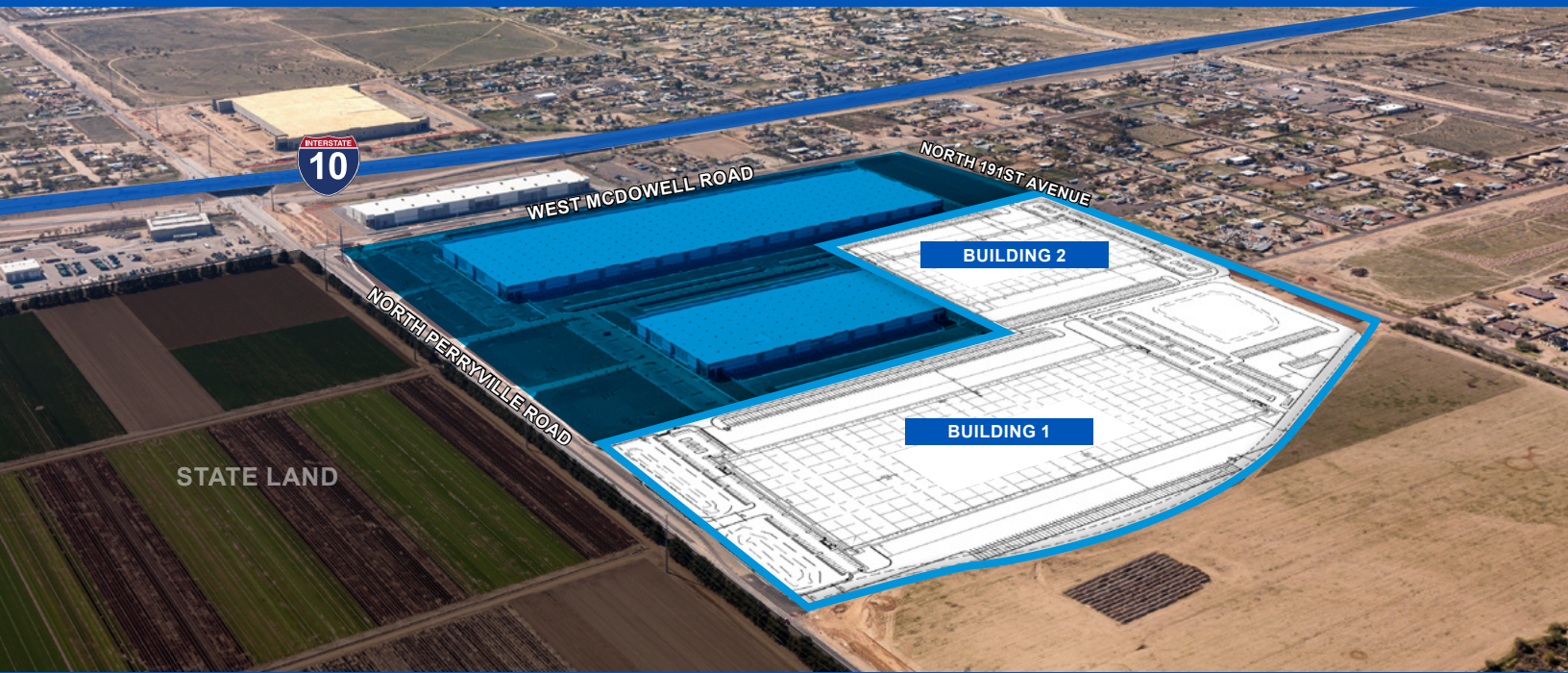




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PROPERTY
CO

SONORAN LOGISTICS PARK

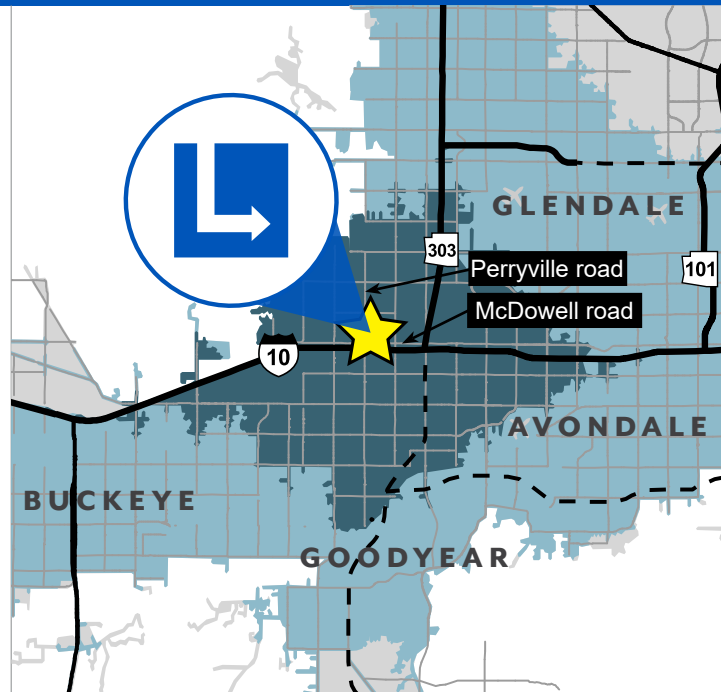
NWC Interstate 10 & Perryville Road
Buckeye, Arizona



±395,256 SF & ±831,576 SF INDUSTRIAL SPEC DEVELOPMENT

STRATEGIC LOCATION AND REGIONAL CONNECTIVITY

- Building 1: ±831,576 SF
- Building 2: ±395,256 SF
- Up to ±1.23 MSF across 1 & 2
- Pre-registered LEED Silver
- Immediate proximity to Interstate 10
- Access via Perryville Road and McDowell Road
- Loop 303: approximately 3 miles
- Sky Harbor International Airport: approximately 30 miles
- Ports of Los Angeles and Long Beach: approximately 358 miles (5-hour drive time)
- 1-Day Truck Turnaround from Ports in California and Mexico
- 8 Hours from Mexico's Port of Guayman



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield

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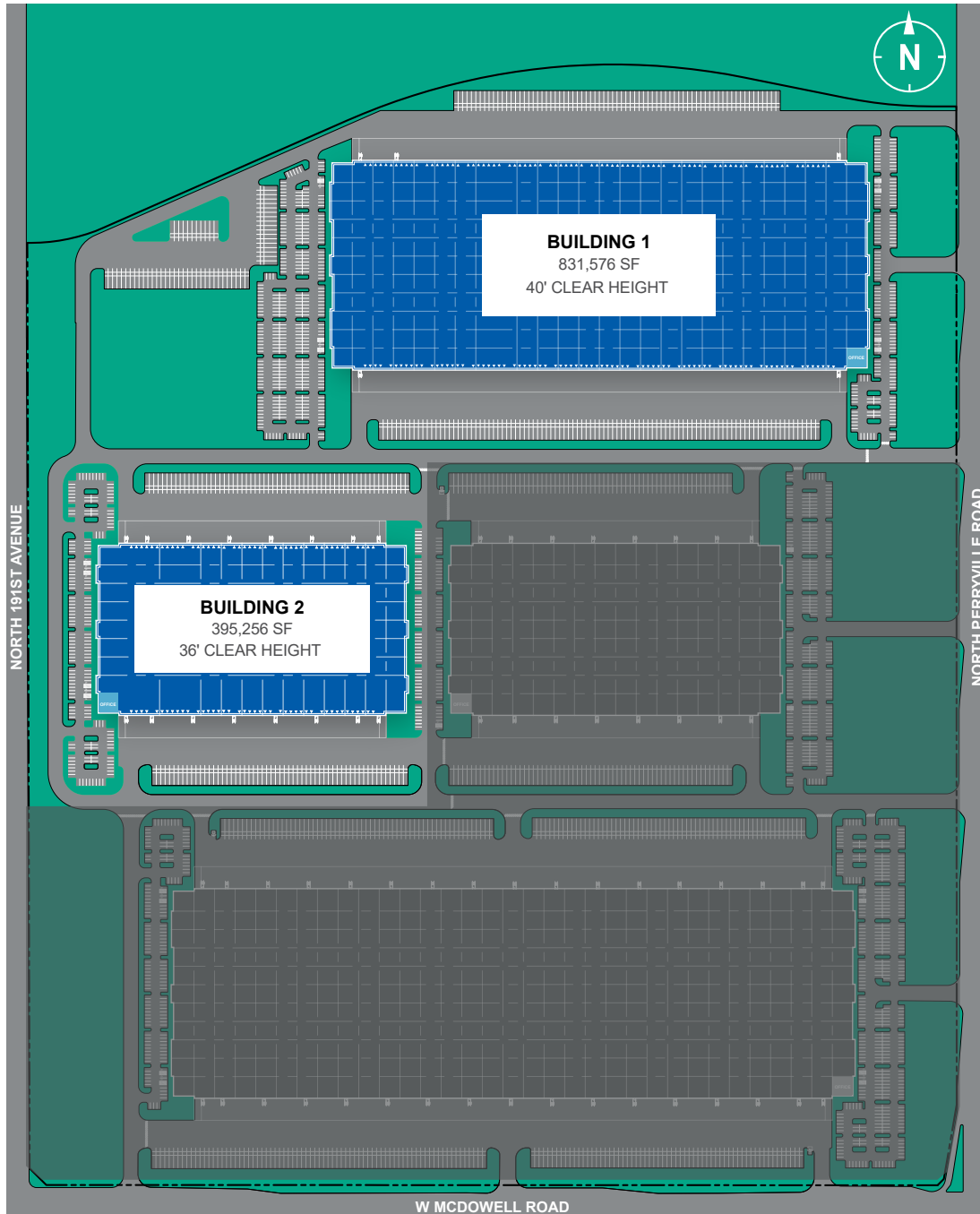


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MASTER SITE PLAN



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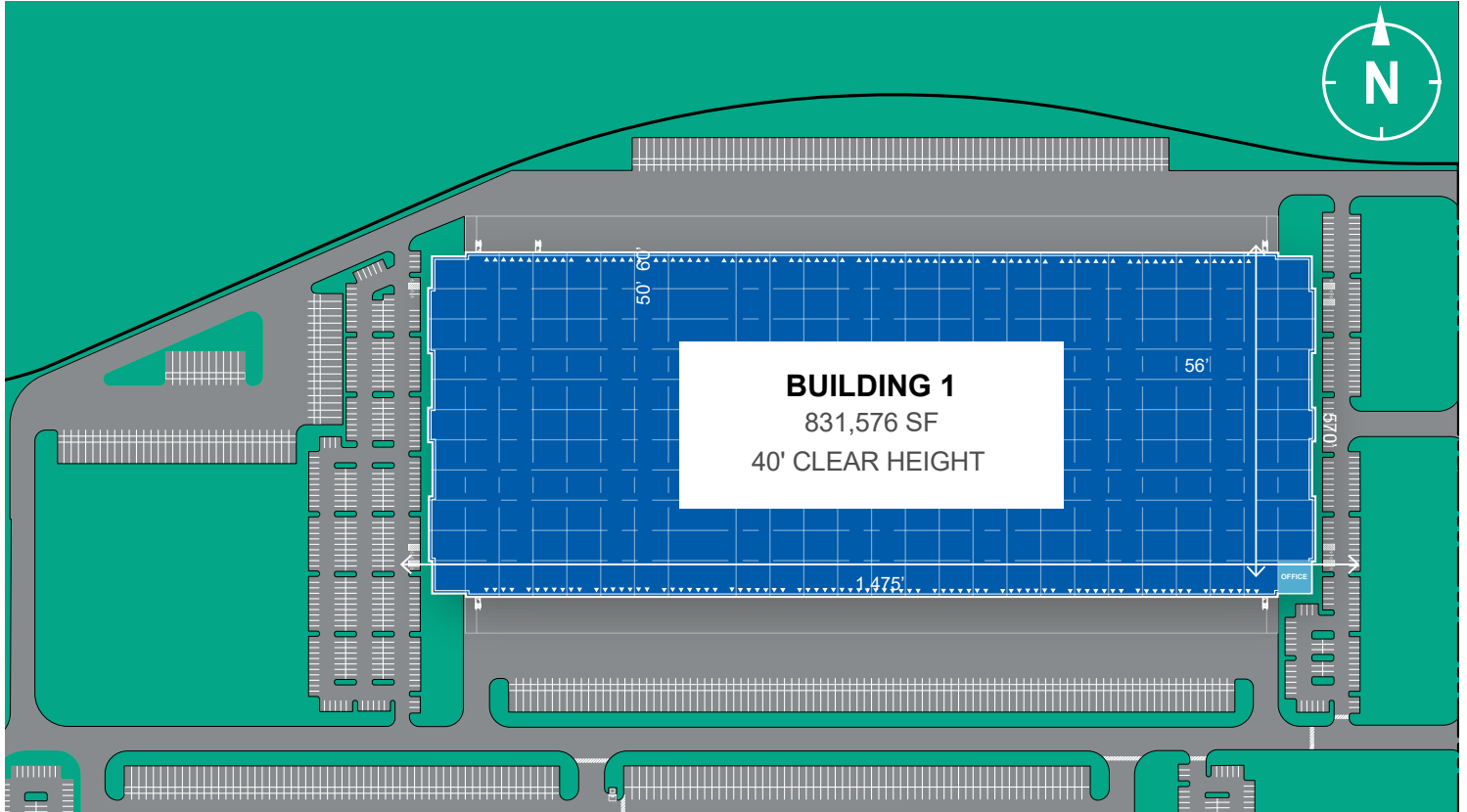
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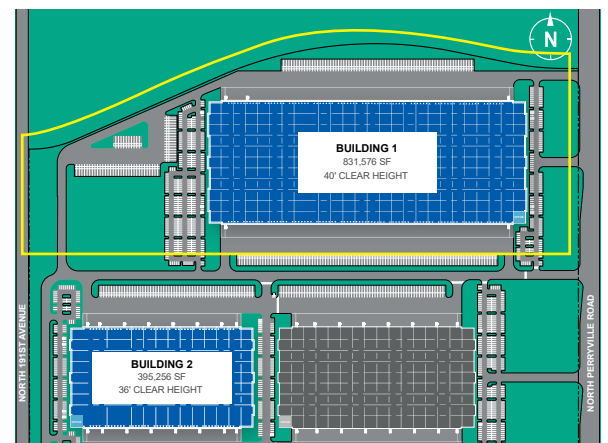
NWC Interstate 10 & Perryville Road
Buckeye, Arizona



BUILDING 1 | SITE PLAN & PROPERTY SPECS

BUILDING 1

- Building Size: ±831,576
- Clear Height: 40'
- Building Dimensions: 570' x 1,456'
- Zoning: I-1
- Column Spacing: 50' x 56'
- Truck Court Depth: 190'
- Speed Bays: 60'
- Car Parking: 528
- Trailer Parking: 236
- Dock-High Doors: 162
- Grade-Level Doors: 4
- Power: 9,000 amps
- Office SF: ±2,500
- Fire Protection: ESFR
- Lighting: LED
- Cooling: HVAC



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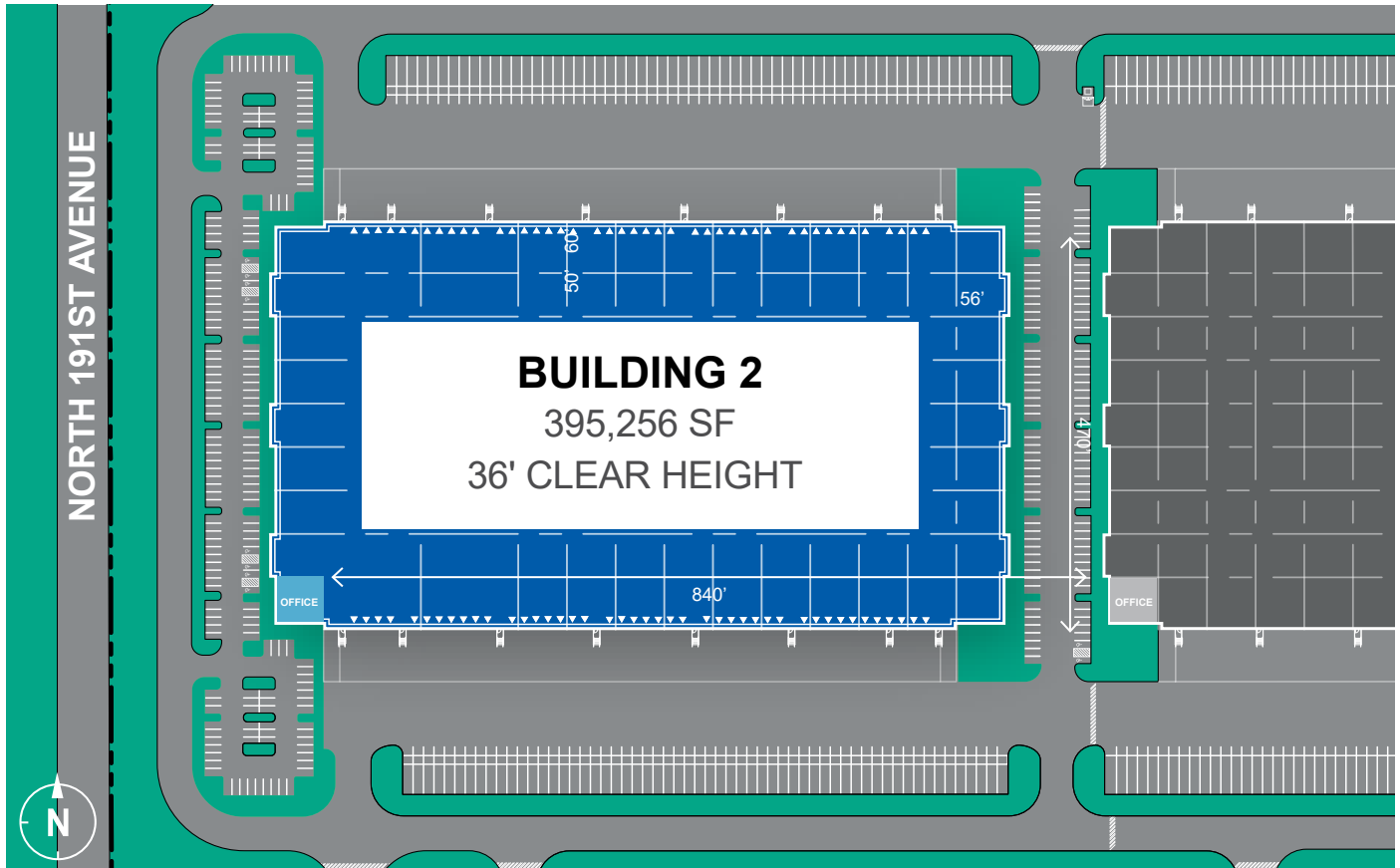
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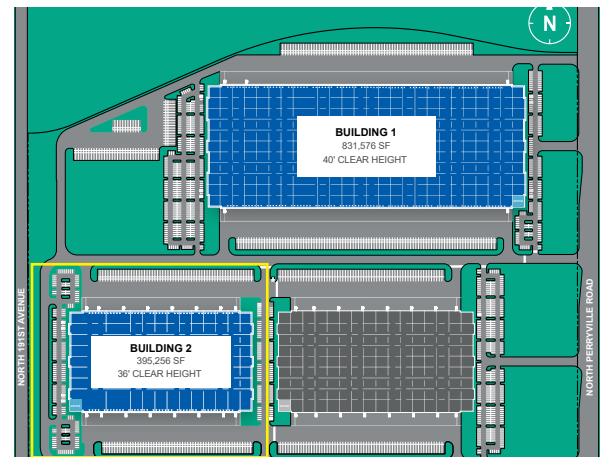
NWC Interstate 10 & Perryville Road
Buckeye, Arizona



BUILDING 2 | SITE PLAN & PROPERTY SPECS

BUILDING 2

- Building Size: ±395,256
- Clear Height: 36'
- Building Dimensions: 470' x 840'
- Zoning: I-1
- Column Spacing: 50' x 56'
- Truck Court Depth: 190'
- Speed Bays: 60'
- Car Parking: 250
- Trailer Parking: 118
- Dock-High Doors: 84
- Grade-Level Doors: 4
- Power: 6,000 amps
- Office SF: ±2,500
- Fire Protection: ESFR
- Lighting: LED
- Cooling: HVAC



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NWC Interstate 10 & Perryville Road
Buckeye, Arizona

CORPORATE NEIGHBORS



I-10: 2 Minutes | 0.7 Miles
Loop 303: 4 Minutes | 2.5 Miles

Phoenix Sky Harbor International Airport
36 Minutes | 30 Miles

Port of Los Angeles/Long Beach
5 Hours 29 Minutes | 358 Miles



**CUSHMAN &
WAKEFIELD**

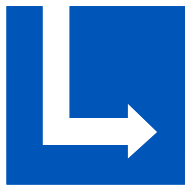
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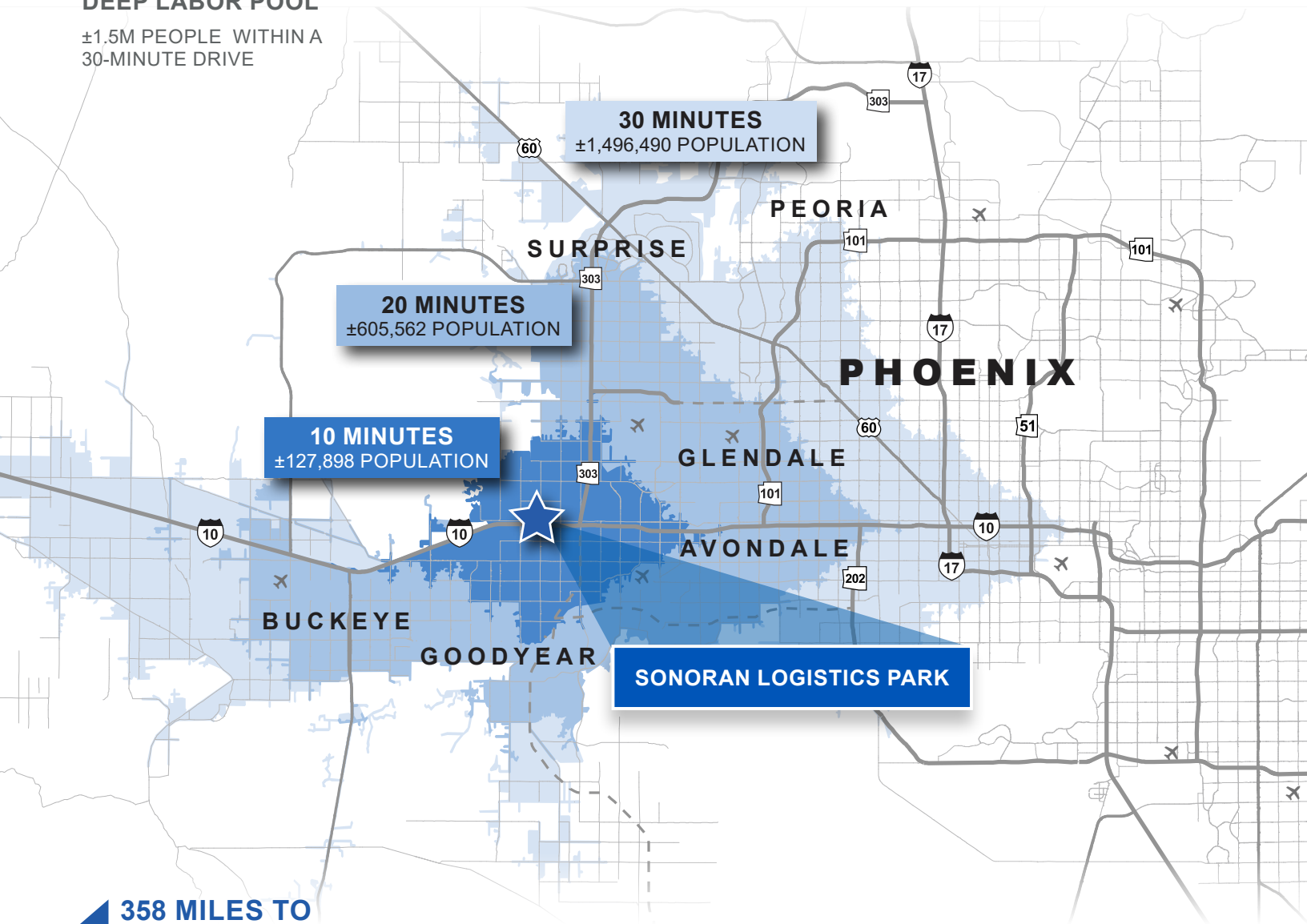
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NWC Interstate 10 & Perryville Road
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DEMOGRAPHICS

DEEP LABOR POOL

±1.5M PEOPLE WITHIN A
30-MINUTE DRIVE



358 MILES TO
PORTS OF LA



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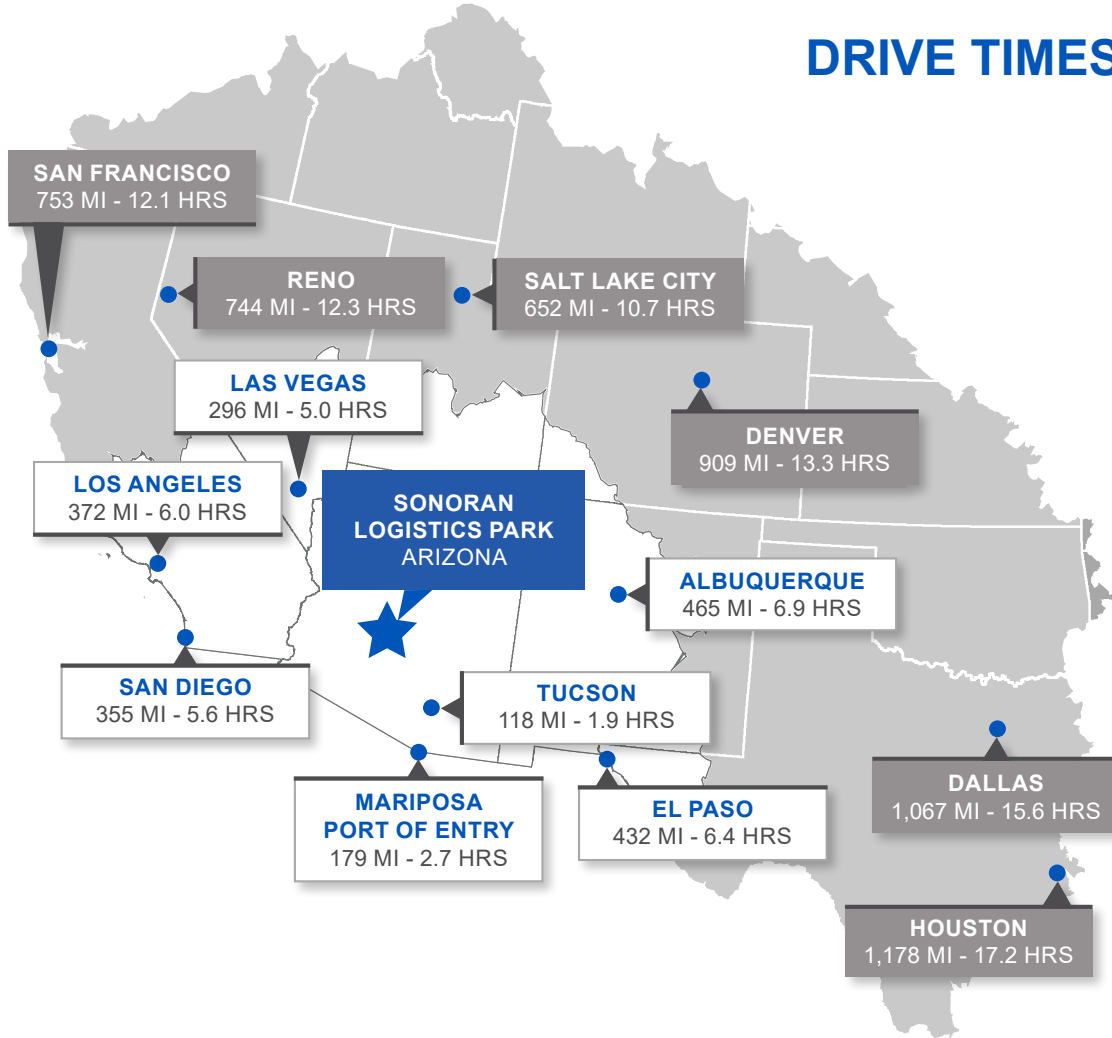


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NWC Interstate 10 & Perryville Road
Buckeye, AZ

DRIVE TIMES



Ability to serve 30 million consumers within a one-day truck haul



Third largest labor pool in the west



Shipping costs to California are 15-75% lower than other mountain west markets



One of the lowest labor costs in the western U.S.



Low-cost operating environment and right to work state



Exceedingly accessible geographic region



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