

Industrial Manufacturing/Warehouse Facility

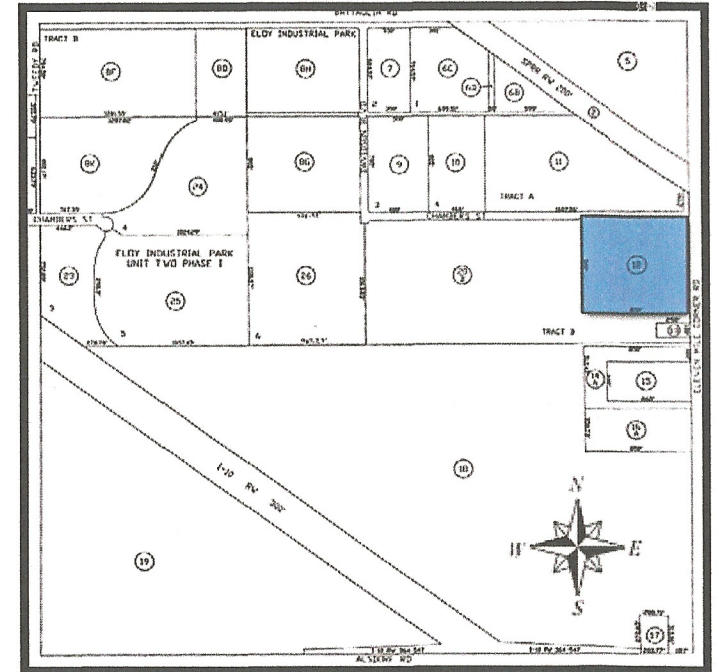
817 N. Eleven Mile Corner Road
Eloy, AZ 85231

Aerial Photographs

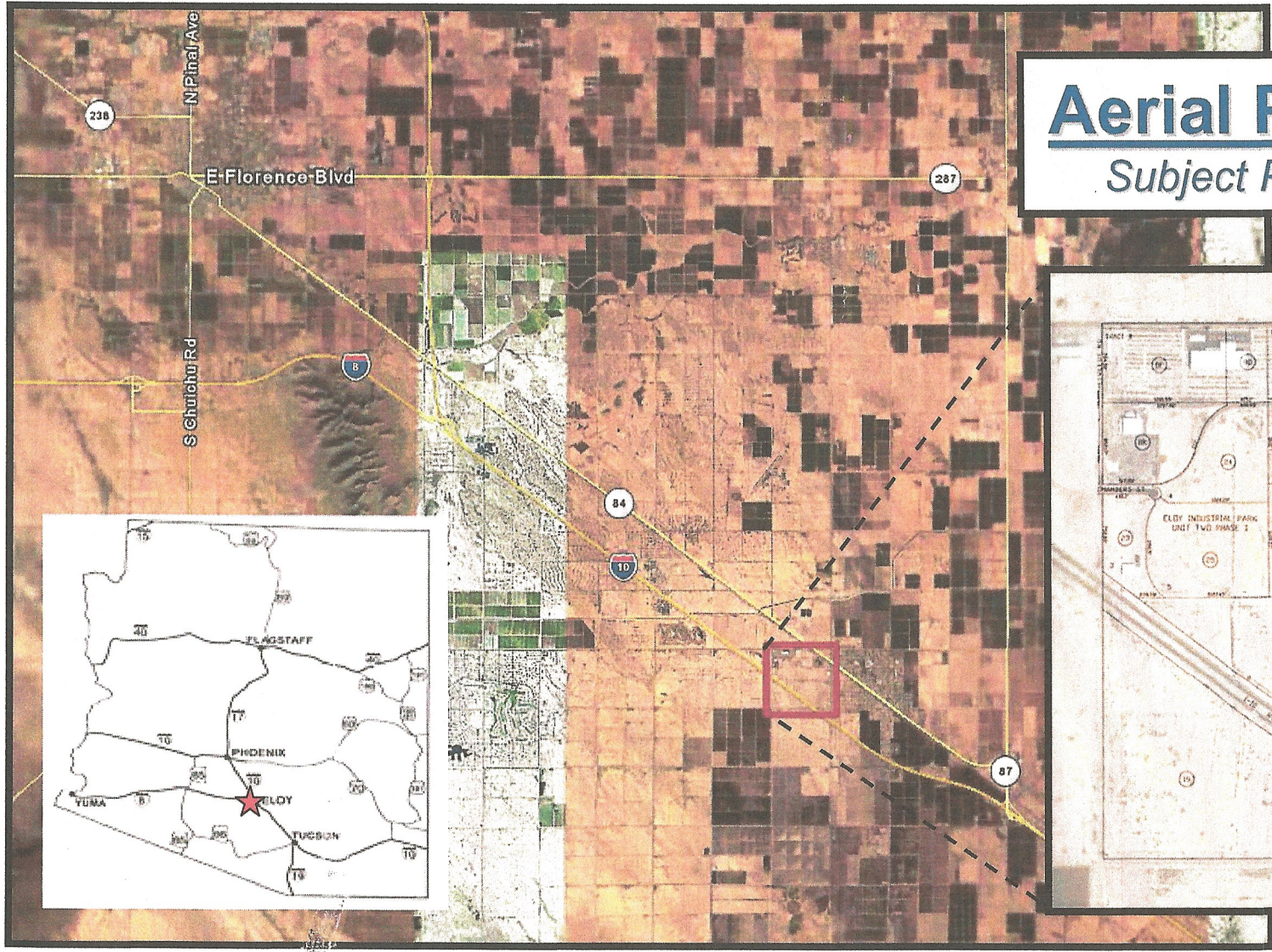
Lot Dimensions: 850' x 800'

Total Lot Size: ~15.61^{ac} or 680,000^{sq.ft.}

..... 6' perimeter fencing w/ barbed wire

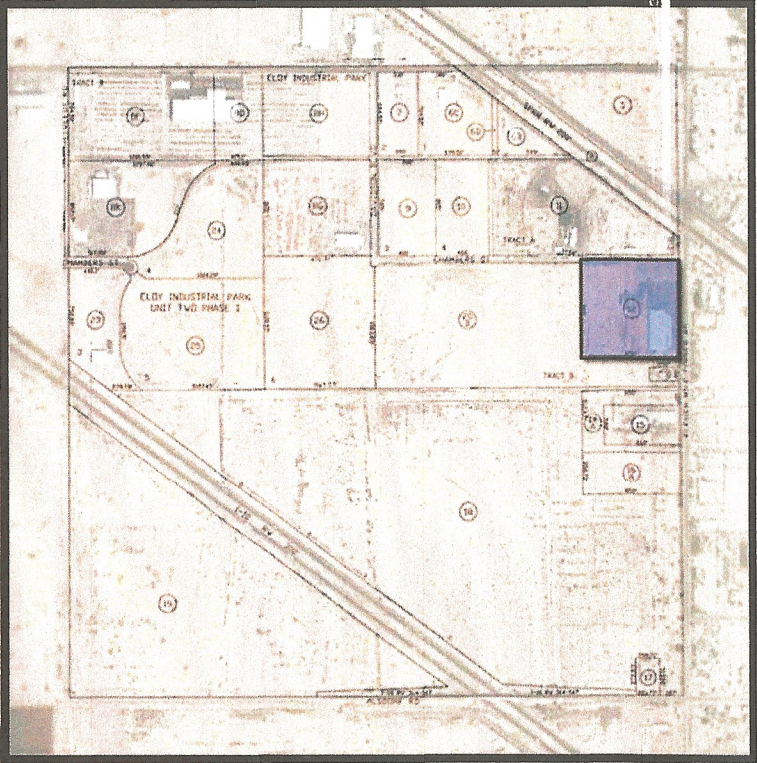
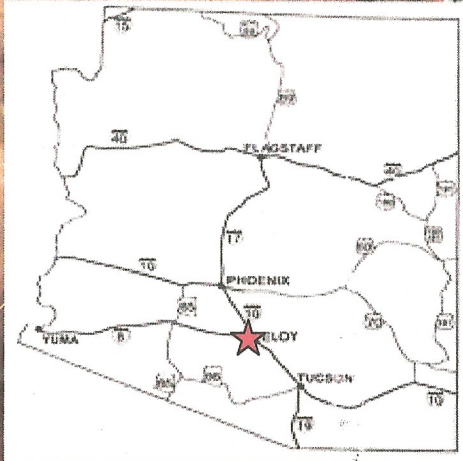


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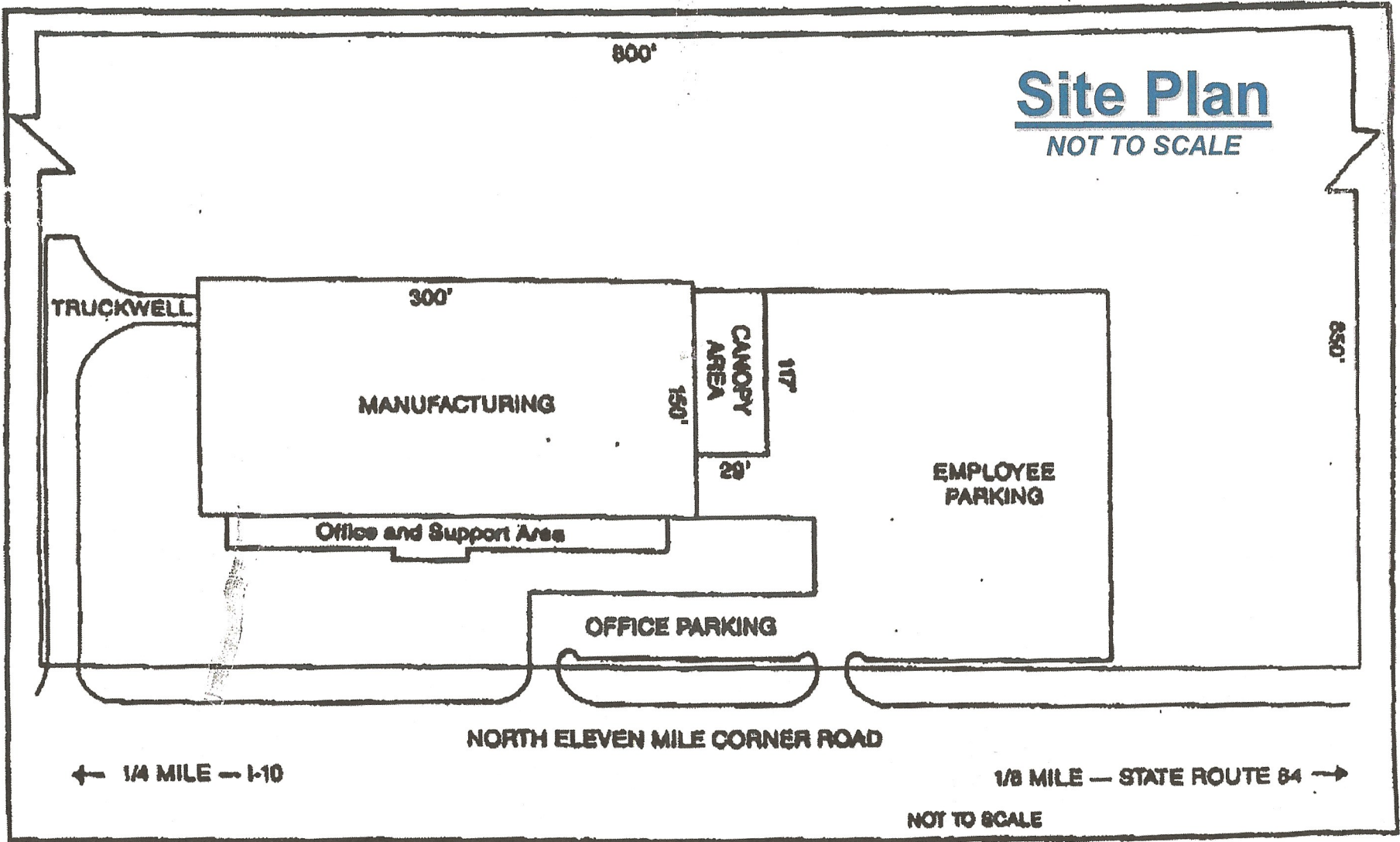


Aerial Photographs

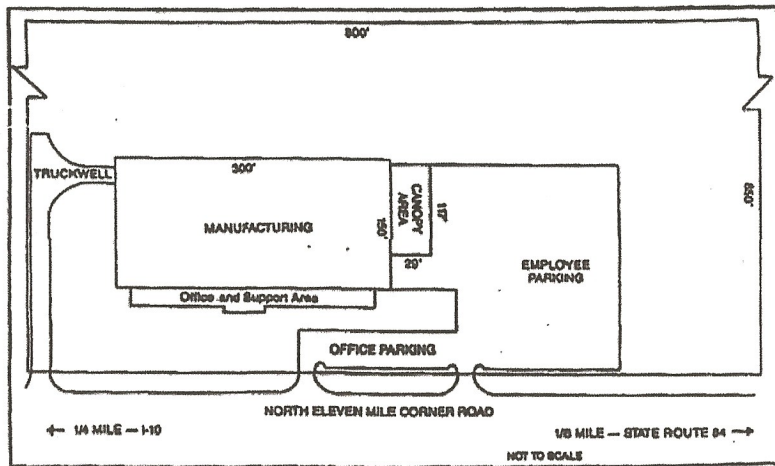
Subject Property & Vicinity



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TOTAL SQ. FOOTAGE: Approx. 50,943^{sq.ft.}

Manufacturing Area: Approx. 45,000^{sq.ft.} (150' x 300')

Ceiling Heights: Under Beam: 12'9" ; Center: 13'11"

Column Spacing: 30' x 50'

Office & Support Area: Approx. 5,943^{sq.ft.} (22' x 250')

Office: 1,313^{sq.ft.} (59'8" x 22')

Lunch Room: 990^{sq.ft.} (45' x 22')

Machine Shop: 550^{sq.ft.} (25' x 22')

Mech. Room: 1,447^{sq.ft.} (55'8" x 22')

Restrooms: 1,313^{sq.ft.} (59'8" x 22')

Entry: 330^{sq.ft.} (15' x 22')

UTILITIES

ELECTRIC: Supplied by APS. Primary service: 2500 amps, 277/460volt

WATER: Supplied by City of Eloy from 12" main in Eleven Mile Corner to a 2" supply line to building.

SEWER: Served by City of Eloy with a municipal treatment system with a 12" main in Eleven Mile Corner with a 4" line from the building. A 12" main is also available west of the property.

GAS: Supplied by Southwest Gas from a 4" steel main in Eleven Mile Corner to a 2" steel supply line to the building.

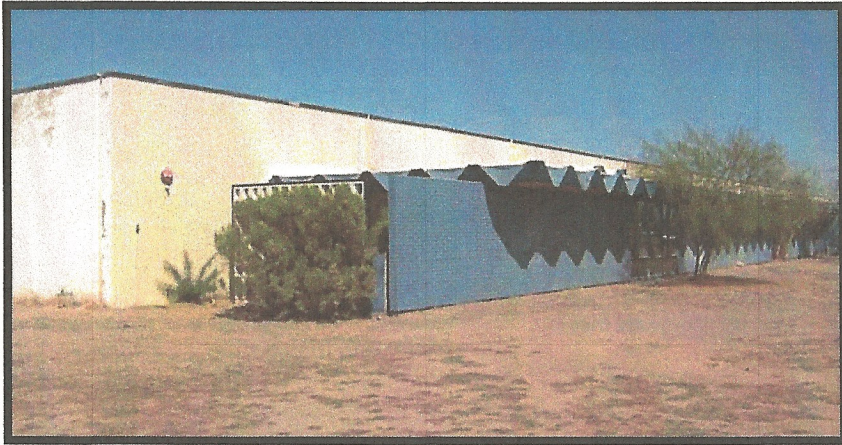
HVAC: The building is 100% air-conditioned by 5 units with chillers. There are 8 evaporative coolers and 4 exhaust fans throughout the manufacturing and canopy areas.

FIRE SPRINKLER: The entire building is protected by a 100% wet automatic loop sprinkler system. Two 8" mains serve the building from the NE and SE corners of the building.. Pressure at the valves is 60-80 psi. There are also 3 fire hoses located in the manufacturing area and 2 fire hydrants in the front landscaped area of the facility.

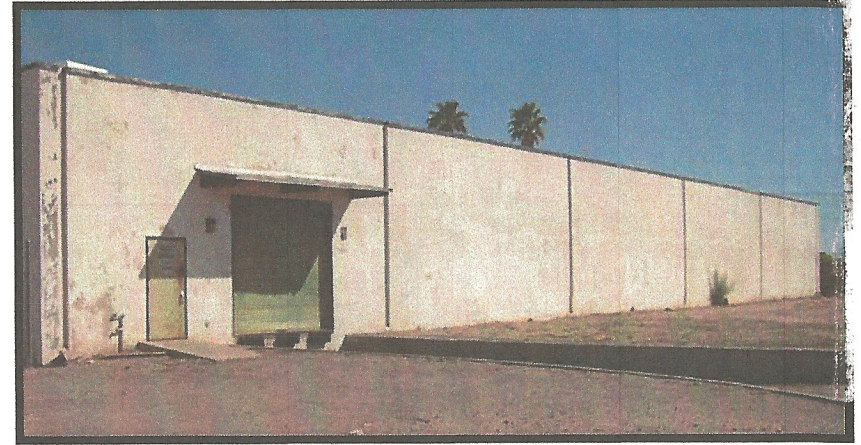
LIGHTING: Two bulb, 8' strip fluorescent lighting throughout manufacturing area. Two bulb, 4' strip fluorescent lighting throughout office area.

TRUCK LOADING: One 10' x 10' tailgate dock located at SW corner of manufacturing area & two 10' x 9'5" high doors located at NW corner of the manufacturing area.

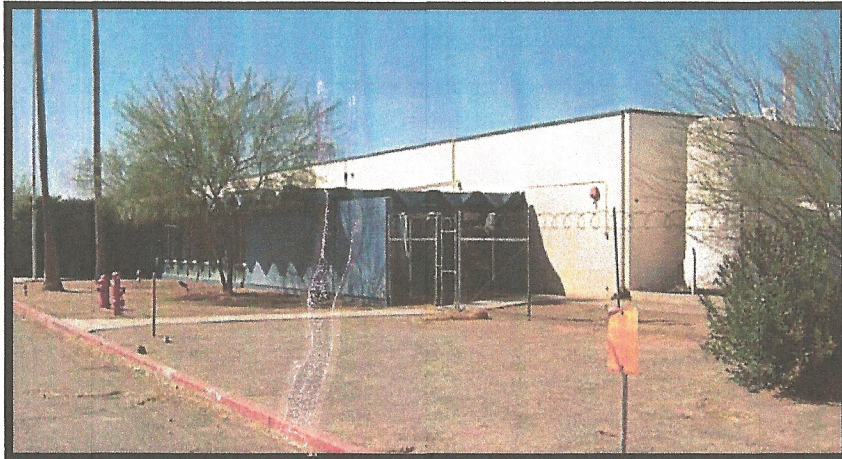
CONSTRUCTION: Built in 1964. Walls are concrete tilt-up panels. 6 inch round steel support columns. Insulated built-up roofing.



View from SE corner looking North



Southern Building Elevation



View from NE corner looking South



Northern Building Elevation

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