

Marketed By:



A REAL ESTATE SERVICES CO.

ELOY BUSINESS PARK

PLEASE CONTACT:

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SIZE: 277.32 Acres

ZONING: Light Industrial (265.25 Acres)
Community Commercial (12.07 Acres)

UTILITIES: Electric, Electrical District #4
12kv electrical line in Date St. with 121 V, each with a stub out (under construction)
Sewer, City of Eloy
15" diameter line in Date St. with 10" – 8" stub outs (under construction)
Water, City of Eloy
12" diameter looped water system with 8" sub outs (under construction)
Gas, Southwest Gas
4" diameter high pressure line in Date St with on-site rectifier (under construction)
Communications, Qwest
Fiber optic cable in Date St with 11 stub outs (under construction)

RAIL: Union Pacific, 2 rail spurs on each end of the property with 3 siding tracks (under construction)

Eloy Business Park is located at the northeast corner of a full-diamond interchange at I-10 and Sunshine Blvd. in Eloy, Arizona

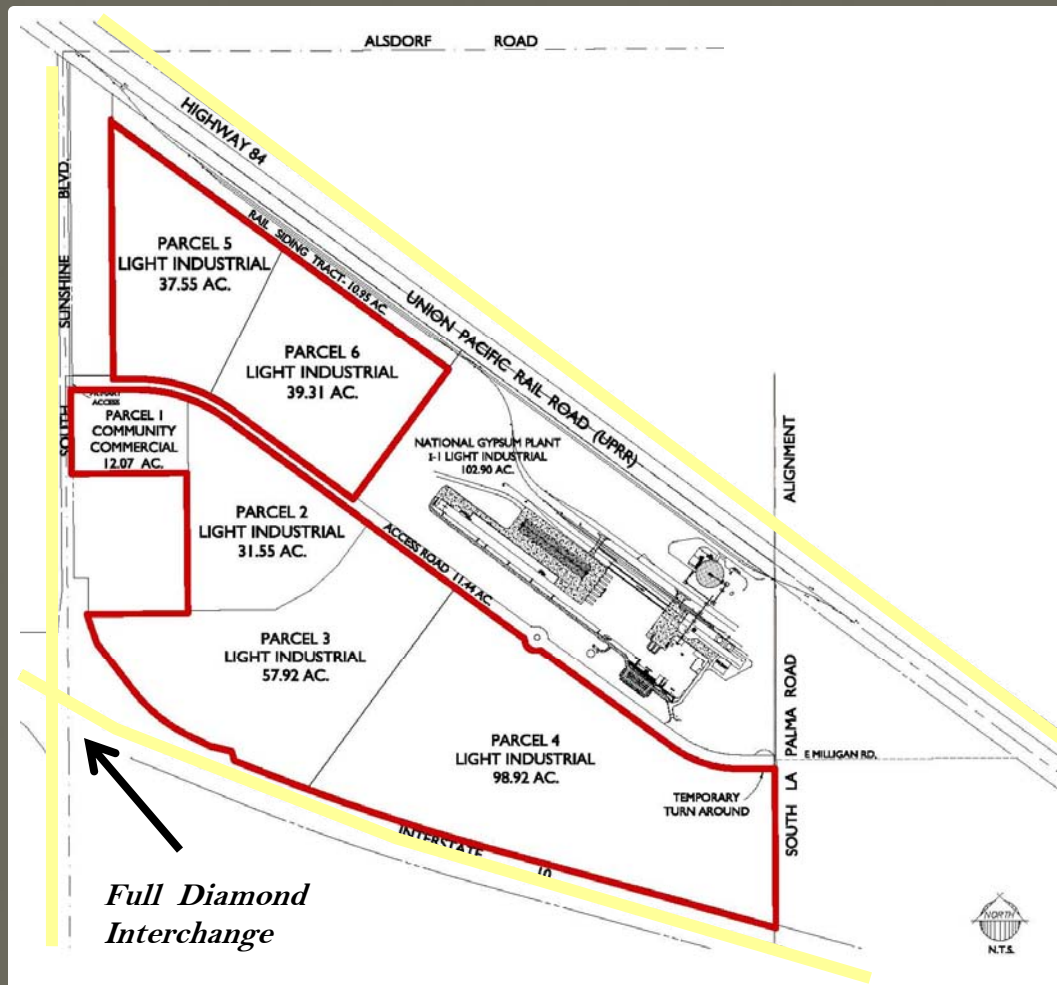
- Hard to find exposure with 1.1 Miles of Interstate-10 Freeway Frontage
- This site is approximately 400 acres total, with 277.32 still available. National Gypsum Co. purchased 123 acres to build a 550,000 sf manufacturing facility
- Pinal County's growth has increasing recently with developers such as McShane Corp., Trammel Crow and Empire SW all either developing or acquiring projects. Some major users currently in Pinal County include: Wal-Mart Distribution, Frito Lay, Otto Plastics, Bison Building Materials, Rinker and Hextel.
- Attractive pricing for improved manufacturing and distribution lots
- The City of Eloy with aggressively support job formation and new industry.
- **Please call Bob Crum for further information and pricing details.**

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AERIAL MAP



SITE PLAN



Headquartered in Charlotte, National Gypsum is a leading supplier of wallboard, interior finishing products, and cement board to the construction industry. It has a network of 40 facilities in North America, including its own paper mills and gypsum mines and quarries.

National Gypsum Company plans to build a state-of-the-art wallboard plant near Phoenix, AZ, expected for completion mid-2008 this will double its presence in the West. The new plant will be capable of producing one billion square feet of wallboard, enough to complete 100,000 average-sized homes annually.

The new plant in Eloy, Arizona will serve Phoenix, Tucson, Las Vegas, San Diego, Albuquerque, El Paso, and Los Angeles by truck. Other West Coast markets will be served by rail including Denver, Salt Lake City, Sacramento, Boise, and Seattle.

National Gypsum

SOURCE:

<http://www.nationalgypsum.com/about/news/2006/news160.aspx>