



Innovating the Industrial Frontier

NORTHWEST CORNER OF POWER RD & WARNER RD,
GILBERT, ARIZONA





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GILBERT, ARIZONA

Elliot Road

Warner Road

Power Road

0.5 mile

202

Gilbert, Arizona

Transforming the Industrial Landscape

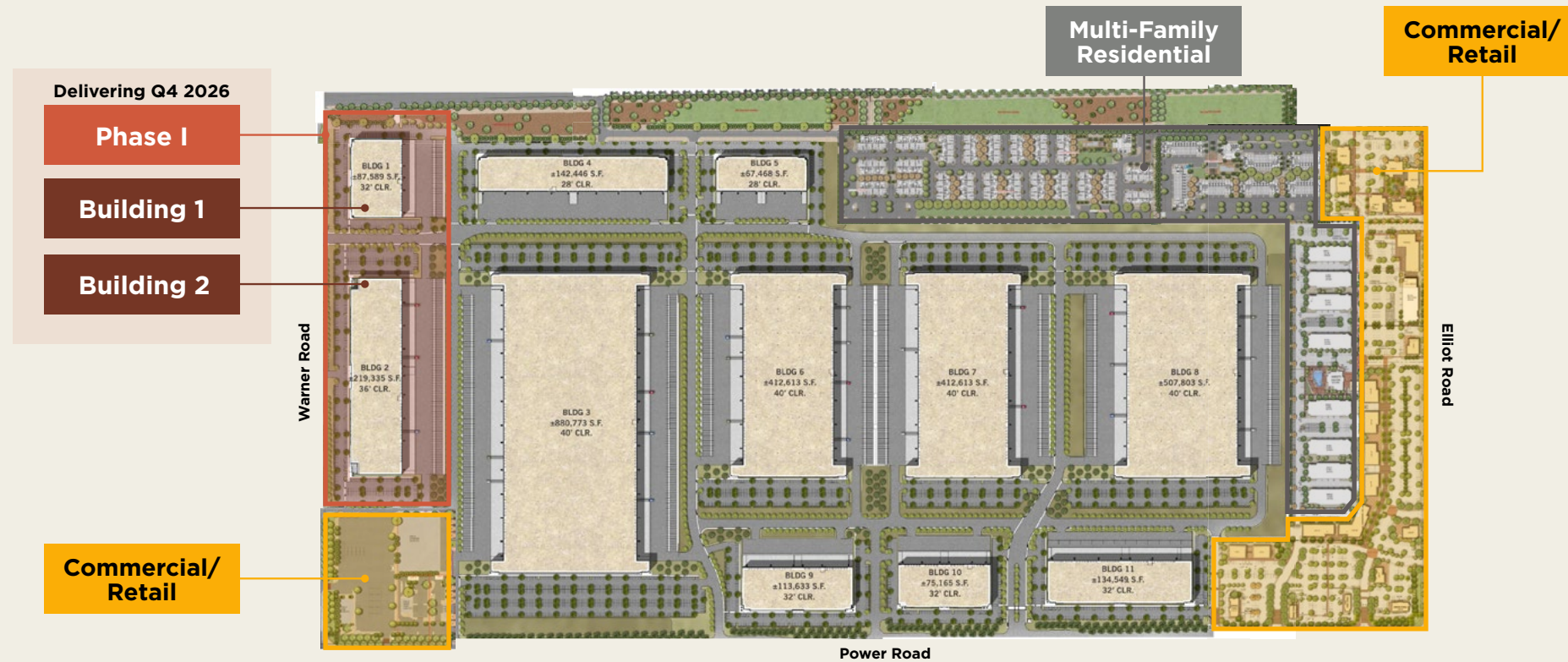
Welcome to The Ranch, a sprawling 221-acre industrial development exclusively for light industrial use. With a masterfully planned layout, it encompasses 3 million square feet of mid-bay and cross-dock industrial buildings.

Accessible from South Power and East Warner Roads, these 11 structures range from 67,000 to 880,000 square feet, boasting impressive clear-heights of 28 to 40 feet.

This strategic development, located just 1 block (0.5 mile) from the Loop 202 and 2.5 miles from the US 60, seamlessly connects with nearby commercial areas, ensuring smooth circulation throughout the property. The versatility of this thoughtfully designed development attracts diverse user requirements, bolstering Gilbert's reputation as a thriving business hub.



A New Standard in Industrial Park Development



Building Specifications

Building	SF	Clear Height	Grade Level Doors	Dock High Doors	Power (Amps)	Building Dimensions	Column Spacing	Speed Bay	Auto Parking
1	87,589	32'	2	19	2,500A 277/480v	368' x 240'	50' x 52'	60'	173
2	219,335	36'	4	48	3,000A 277/480v (expandable)	918' x 240'	52' x 60'	60'	440
3	880,773	40'	4	152	6,000A 277/480v (expandable)	1400' x 740'	56' x 50'	60'	997
4	142,446	24'	4	52	3,000A 277/480v	885' x 162'	52' x 50'	60'	286
5	67,468	24'	4	20	2,500A 277/480v	422' x 162'	52' x 50'	60'	212
6	412,613	40'	4	96	6,000A 277/480v (expandable)	952' x 420'	56' x 50'	60'	509
7	412,613	40'	4	96	6,000A 277/480v (expandable)	952' x 420'	56' x 50'	60'	467
8	507,803	40'	4	96	6,000A 277/480v (expandable)	952' x 520'	56' x 50'	60'	647
9	113,633	32'	4	28	3,000A 277/480v	520' x 200'	52' x 50'	50'	236
10	75,165	32'	2	35	2,500A 277/480v	378' x 200'	54' x 50'	60'	140
11	134,549	32'	4	19	3,000A 277/480v	676' x 200'	52' x 50'	60'	257

Project Highlights

- 11 Industrial Buildings
- Dock High Loading
- Spec Offices
- PAD Zoning
- Mixed Use, Retail and Commercial Development
- Grade Level Loading
- On-Site Retail and Dining
- Community Walking Path and Green Space



60 ±2.5 miles from US 60

202 ±0.5 miles from Loop 202

Close proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus

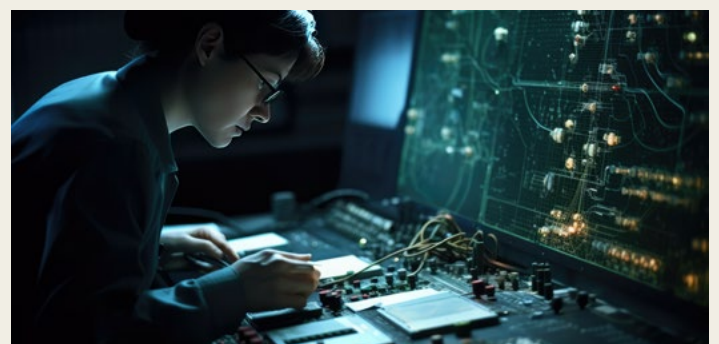
Close Proximity to the ±3,200 acre Eastmark Master Planned Community

Gilbert, AZ

- #1** Best City for Economic Growth (250k - 500k Population), 2024
- #2** Safest Places, 2022
- #2** Fastest-Rising City, 2023
- Top 100** Places to Live in the US, 2024
- 288,128** 2023 Total Population
- 34.5** Median Age
- 67%** Population Under 45
- 70%** Labor Force Population Rate

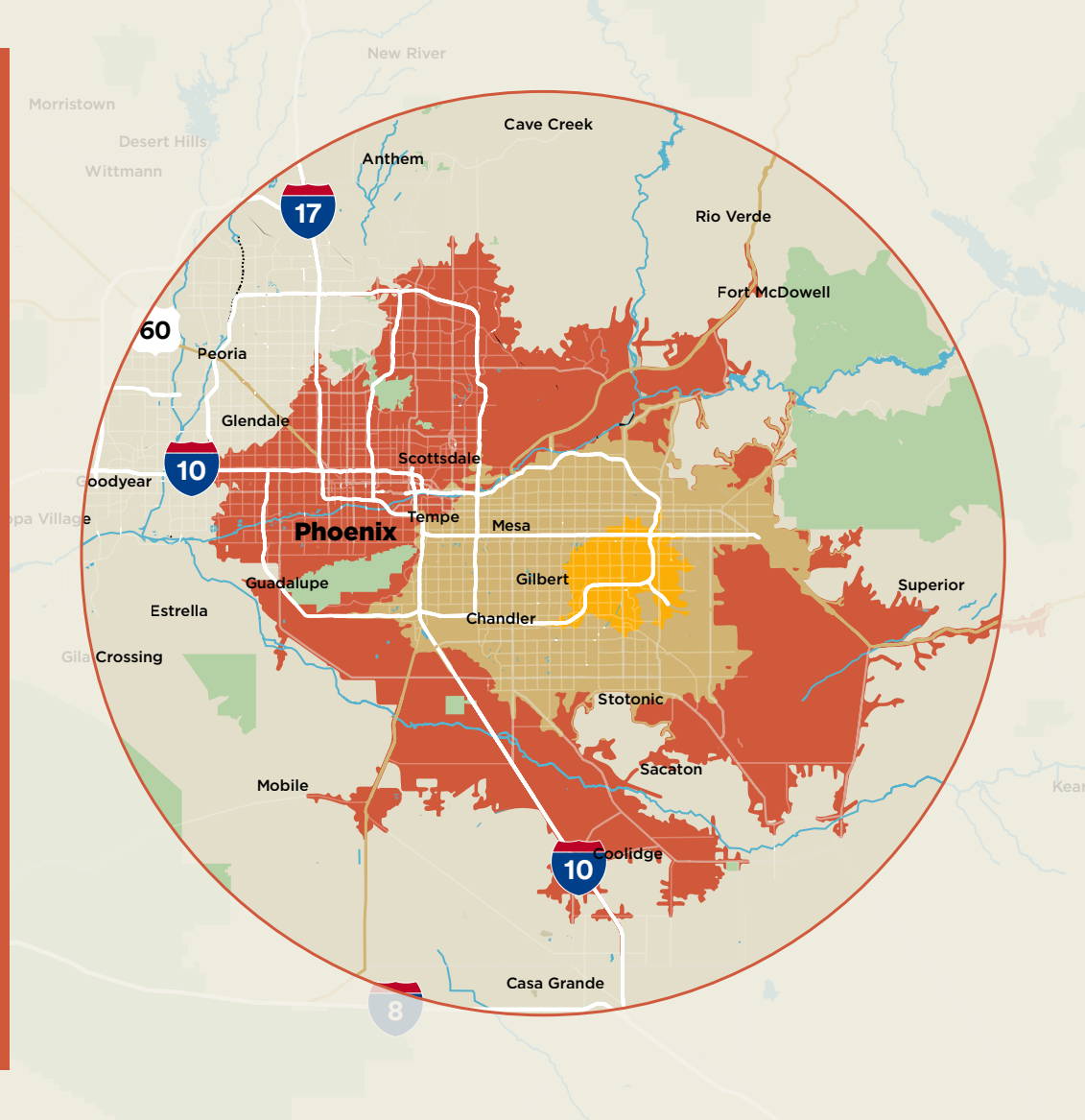
Welcome to Gilbert

The Southeast Valley's High-Tech Industrial Hub



Within a 45 Minute Drive of Over 3 Million Residents

	10 Min Radius	25 Min Radius	45 Min Radius
2024 Population	187,497	1,517,794	3,072,424
2029 Projected Population	196,309	1,574,913	3,191,205
Projected Growth Rate	0.92%	0.74%	0.76%
Labor Force	101,498	816,999	1,643,011
Total Households	65,347	573,302	1,170,256
Median Household Income	\$108,064	\$93,509	\$88,072
Median Home Value	\$498,079	\$471,192	\$478,025
Median Age	35.3	37.7	37.1
Some College	20.7%	20.7%	19.3%
Bachelor's Degree	31.7%	26.8%	25.6%
Graduate/Professional Degree	15.0%	14.2%	14.4%



For Leasing Information:

Steve Larsen, SIOR, CCIM
 Executive Managing Director
 T +1 602 282 6296
 M +1 602 751 1145
 steve.larsen@jll.com

Pat Harlan, MCR, SLCR
 Senior Managing Director
 T +1 602 282 6298
 M +1 602 549 6350
 pat.harlan@jll.com

Jason Moore, SIOR, CCIM
 Executive Vice President
 T +1 602 282 6280
 M +1 602 391 8989
 jason.moore@jll.com



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