

ALSDORF INDUSTRIAL PARK

INDUSTRIAL PAD WITH ACCESS TO RAIL, GAS, AND HEAVY POWER

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UTILITY AERIAL

Alsdorf Industrial Park

Alsdorf Road

APS 230 KV (2027)

KIDDER-MORGAN EL-PASO NG MAIN LINE



MARKET OVERVIEW

Alsdorf Industrial Park

Logos for Loves, McDonald's, TA, Empire, and CAT.

P&G

IPAZ
INLAND PORT ARIZONA
2,700-acre, rail-served industrial mega park.

LUCID

**Pamilla
Planned Area Development**
1,224 Acres



**National Developer
(in excrow)**
2,300 Acres



ELOY

Pilot

GOLD BOND

Olam

ARIZONA 87

Alsdorf 84

Orsted
Mulligan Energy Project
315 mW Solar / 315 mW BESS



FUTURE SR 505

PROPERTY HIGHLIGHTS

Alsdorf Industrial Park

SUMMARY

Intersection	E/SEC Alsdorf & 87
Location	Eloy, Arizona
Asking Price	Call For Pricing
Total Acres	84.08
Zoning	GR
APN	41101036D & 41101036E

UTILITIES

Power	Arizona Public Service - APS
Rail	Union Pacific
Natural Gas	Kidder Morgan
Water	Grandfathered Irrigated Water Rights

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OVERVIEW

- » One-of-a-kind industrial development opportunity that features rail access, natural gas pipeline, and 230 KV power lines all on site.
- » Union Pacific rail access to the west, the ability to tap into a main Kidder Morgan Natural Gas pipeline on site, and a new APS 230 KV line running along the north end of the property.
- » One mile off the I-10 on your way to Lucid, Proctor & Gamble, and the Arizona Inland Port.
- » 56,900 VPD on the I-10 past SR 87 exit, with more development coming North along SR 87.
- » Two parcels, a 65.28 acre parcel and a 18.8 acre parcel. Can be purchased together or separately.



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