

OPPORTUNITY ZONE



Sterling Industrial Park Arizona

Sterling Solar LLC



Well located

- 6 miles of I-40 frontage
- 90 minutes from Las Vegas
- 3 hours from Los Angeles
- Arizona has friendlier tax, business and environmental standards

Opportunity Zone

- 2,200 acres total
- 1,000 acres Opportunity Zone
- Zoned Heavy Industrial

Significant Existing Infrastructure

- BN/SF Rail Frontage - Chicago to Los Angeles line
- Potential inter-modal rail yard
- \$200 Million Municipal Bonding
- Natural Gas from transcontinental Kinder Morgan lines
- Solar energy from adjacent 450 MW solar/storage facility
- 100-Year guaranteed water supply from underlying aquifer

Take this unique opportunity to use opportunity zone tax structure on a large, well-located, industrial project

FOR MORE INFORMATION

Find us on the web at sterlingaz.net or contact us at:

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