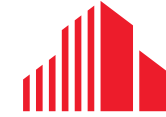


Mohave-Tri-State Business Park

SEC Vanderslice Road & Reservation Road, Mohave Valley, Arizona



**CUSHMAN &
WAKEFIELD**

>> 1.5 Hours to Las Vegas

>> 3.4 Hours to Phoenix

>> 4 Hours to Los Angeles

Available for Build-to-Suit/Sale
±132 Acres (Divisible)



For more information, please contact:

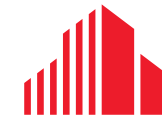
Gary Anderson
Senior Vice President
+1 602 224 4439
gary.anderson1@cushwake.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 468 8588

cushmanwakefield.com

Mohave-Tri-State Business Park

SEC Vanderslice Road & Reservation Road, Mohave Valley, Arizona



CUSHMAN & WAKEFIELD

Site plan Phase I, ±150 Acres



Site Features

- 132 acres remaining (Divisible)
- Fully improved/shovel ready development
- ±50,000 SF to ±1,000,000 SF Capable
- Turn-key design build construction
- ESFR capable building
- Zoned: CMO (Commercial, manufacturing, open storage)
- Parcel #: 224-07-029

Locational Features

- 2 Miles east of AZ Route 95
- 4 miles east of I-40 full-diamond interchange
- 10 miles east of I-40/I-95 interchange

Site Utilities

- Electric, Water, Sewer, Data In Place
 - Electric: Mohave Electric Corporation
 - Sewage: Fort Mohave Tribal Utilities
 - Water: Well on Site
 - Phone/Data: Frontier Communications
- High-speed fiber optic (DS3) service available
- T-4 data transmission service optional
- Mohave Electric Power Plant is ±1.50 miles from Mohave Tri-State Business Park

2010 Demographics

- Within 250 miles or 3.5 hour drive

Employed Population	11,594,112
Population	29,234,771
Households	9,753,412
Median Age	34.0
Average Household Income	\$75,483

Source: www.gpec.org

The Arizona Advantage

CALIFORNIA	ARIZONA
Companies pay higher salaries, taxes and real estate is more expensive	On average, wages are 20% lower or \$10,200 less per worker; corporate income tax rate is 21% lower; commercial office lease rates are 23% lower
Commercial and industrial customers in California pay more than double the national average for electricity* *Source: CA Energy Commission	Industrial electricity rate is 35% lower and more reliable
Workers compensation insurance costs have posted double digit annual percentage increases since 1997	Workers compensation and unemployment insurance are 58% and 41% lower, respectively
"Oppressive" business climate and regulatory red tape	A right-to-work state; low union presence: no inventory tax and aggressive additional depreciation schedules

Water Rights

- High volume water users can access Mohave Tri-State Business Park's water rights through 12-inch water lines
- The water rights allow access to seven acre feet or 2,275,000 gallons per acre per year
- The water is sufficient enough to support a bottling operation or manufacturing plant.
- There are on-site wells capable of supporting ESFR sprinkler systems in all Mohave Tri-State facilities

>> 55 Minutes to Kingman

>> 1.50 Hours to Las Vegas

- 9 hours to Reno, NV
- 7.45 hours to Salt Lake City, UT
- 12 hours to Denver, CO

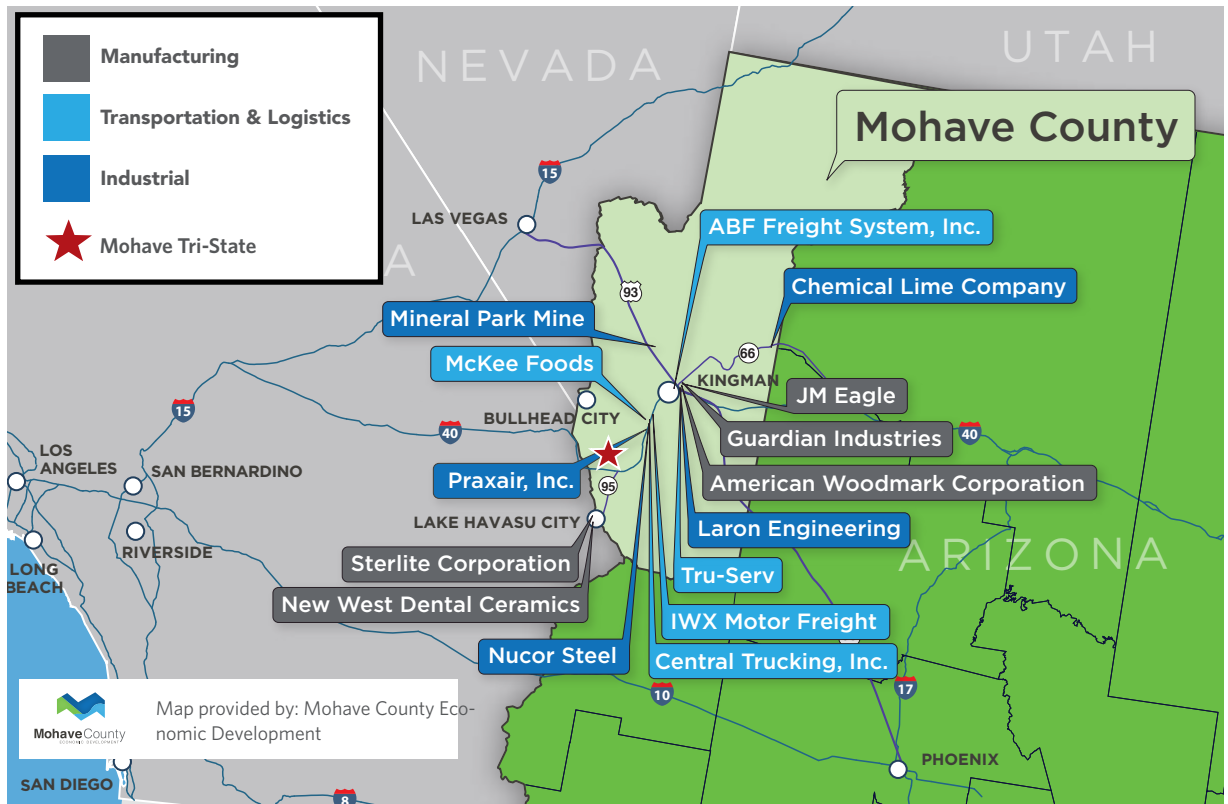
>> 3.4 Hours to Phoenix

- 2.5 hours to Flagstaff, AZ
- 5.5 hours to Tucson, AZ
- 7.2 hours to Albuquerque, NM

>> 4 Hours to Los Angeles, CA

- 4 hours to Long Beach, CA
- 4.75 hours to San Diego, CA
- 8.20 hours to Oakland, CA

>> 7.75 Hours to El Paso, TX



Mohave-Tri-State Business Park

SEC Vanderslice Road & Reservation Road, Mohave Valley, Arizona



Mohave Tri-State Business Park is located ±10 miles west of the Canamex Corridor (US-93). www.canamex.org



About Becknell Industrial

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns 10 million square feet of industrial properties
- Long-term owners—not merchant builders
- Services provided:
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering & Construction
 - Property Management
- Access to capital
No financing contingencies
\$250 million unsecured line of credit available

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Senior Vice President
+1 602 224 4439
gary.anderson1@cushwake.com

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