

Walton
Investing on Solid Ground®

SUNSHINE INDUSTRIAL PARK

Eloy, Arizona



Size:
277 acres

Location:
I-10 and Sunshine Boulevard in Eloy,
Pinal County, Arizona

Zoning:
12 acres of commercial (C-2) and 265 acres of
light industrial (I-1)

Existing Backbone Infrastructure:
Electric, Natural Gas, Water, Sewer, Telecom

Rail Service:
Available for all industrial lots

Foreign Trade Zone (FTZ) Incentive:
FTZ designation for industrial land expected in
Q2 of 2011. This will provide incentives for Qualified
businesses such as duty deferral and elimination and
a significant reduction in property tax

Flexible Land Use Plan:
The plan as illustrated can be modified to suit
various end users

Walton International Group (USA), Inc.
4800 N. Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251
Bus: 1-800-959-6048 • Fax: 1-800-959-6049
WaltonInternational.com

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Phoenix, AZ

Preferred Access to National Transportation Infrastructure

- Easy Access and Premium Visibility to Major Highways
 -  Access via diamond interchange #208 and one mile of frontage along I-10
 -  Frontage and direct access to SH 84 (Casa Grande Picacho Hwy)
 -  Only eight miles from I-8, the preferred trucking route to San Diego
- Strategically Located Next to Union Pacific Railroad
 -  Frontage and direct access to Union Pacific Railroad's Sunset Route, one of the busiest freight routes in the United States with approximate traffic of 50 freight trains daily



Strategically Located Near Major Metropolitan Areas

- 35 Miles Southeast of Phoenix, AZ and 45 miles Northwest of Tucson, AZ
 - Phoenix, with a current population of 4.3 million people, and Tucson with a population of over 1 million are connected by I-10 which serves as the region's economic backbone
- Close Proximity to Major Western Markets
 - Los Angeles, San Diego, Las Vegas and Albuquerque
- Less than 1 Mile Southeast of Downtown Eloy, AZ
- Quick Access to Maricopa, Pinal and Pima Counties
 - Sunshine Industrial Park is linked to surrounding counties through a sophisticated network of interstate highways including I-8, I-10, I-17 and I-19



Tucson, AZ

Designed to Attract Manufacturing, Warehouse and Distribution Facilities

- Located along a major international trade corridor
- National Gypsum, Inc., a large international corporation, currently constructing a \$200 million facility adjacent to the Park

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Land Use Plan Subject To Change

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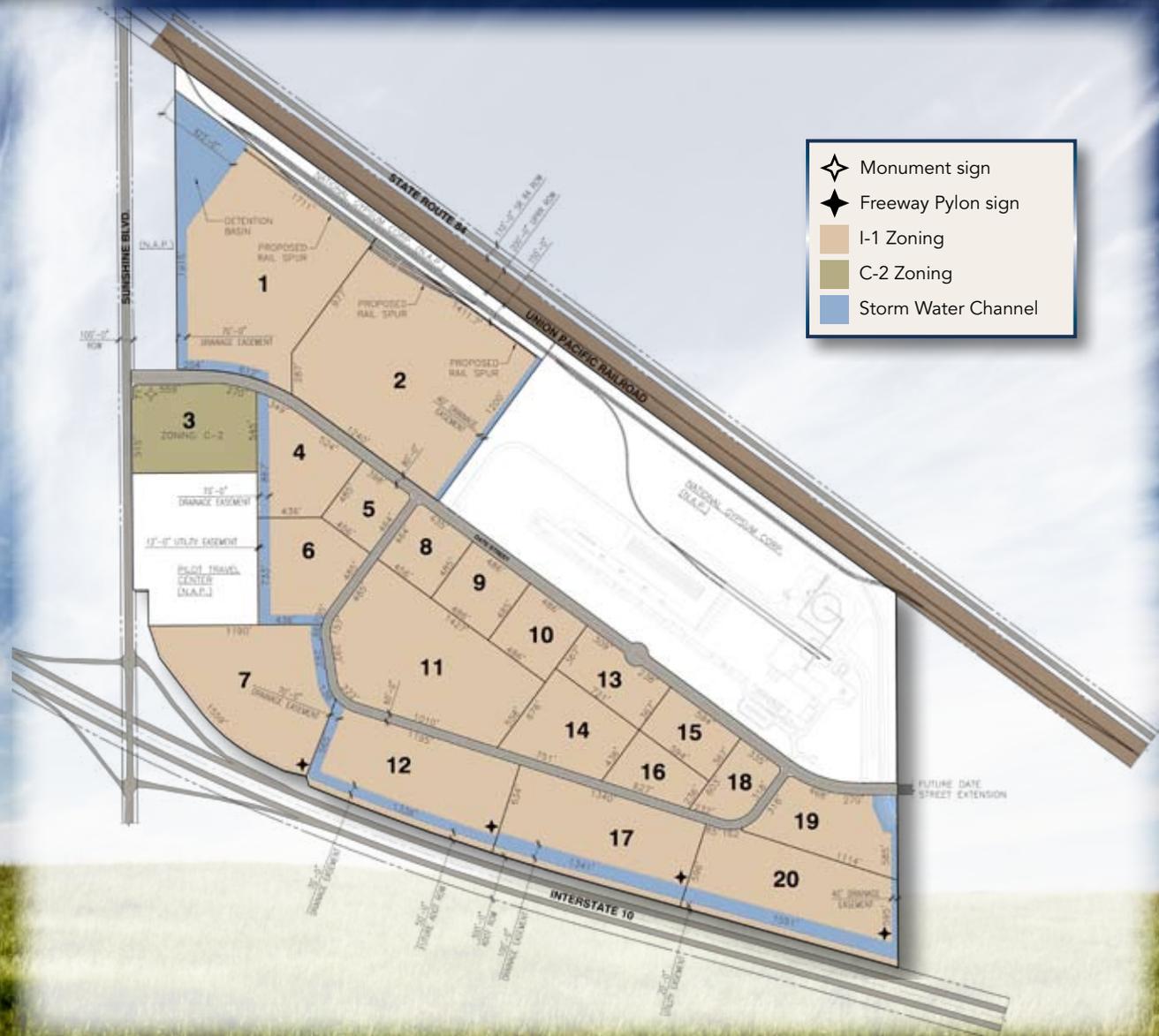
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Lot Size Legend	
Lot #	Acres
1	38.3
2	38.5
3	11.9
4	9.6
5	4.7
6	10.0
7	20.1
8	5.1
9	5.4
10	5.4
11	24.1
12	19.2
13	5.9
14	9.1
15	5.0
16	4.6
17	19.1
18	4.3
19	10.1
20	19.9
INDUSTRIAL LOTS	19
COMMERCIAL LOTS	1
PROPOSED STREETS	6.8
NET	270.3
TOTAL	277.1

Land use plan subject to change.
Additional lot configurations are available.



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