GREATER YUMA INDUSTRIAL ESTATE

NOW LEASING

All or Part

610,412 SF

2801 N. Main Street - San Luis, Arizona

- STRATEGIC TO MARKETS IN CALIFORNIA, MEXICO, PHOENIX, TUCSON AND LAS VEGAS MARKETS
- $$$ SAVINGS FOR S. CALIFORNIA DISTRIBUTION
- ABUNDANT LOW COST LABOR MARKET
- ECONOMIC INCENTIVES AVAILABLE
- FOREIGN TRADE ZONE
- LARGEST INDUSTRIAL BUILDING IN REGION
- DIVISIBLE TO 40,000 SQ. FT.

Since 1923

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PROPERTY & BUILDING INFORMATION

TOTAL SQUARE FEET: +/- 610,412 Total Sq. Ft.
Includes: +/-480,000 Sq. Ft. - Warehouse
+/-120,000 Sq. Ft. - Manufacturing
+/- 10,412 Sq. Ft. - Office

DIMENSIONS: 1000' x 600' plus office offset

BUILDING CONDITION: Excellent

LOT SIZE: +/- 35.43 Acres

ZONING: HI (Heavy Industrial)

CONSTRUCTION DATE: 1998

CONSTRUCTION: Butler Pre-Engineered Steel
Floors: 6" concrete reinforced with fiber mesh
Walls: Insulated metal with 4" vinyl-backed insulation an 8' interior metal panel
Roof: Metal—MR-24 insulated

DOCKS:
North Side - 20 - 8' x 10' dock-high truck doors
5 - 10' x 10' dock-high truck doors
1 - 10' x 10' drive-in door with ramp
West Side - 4 - 10' x 10' ground level overhead doors

CEILING HIGHT:
Section 1 - +/- 34' clear at center
Section 2 - +/- 24' clear at center

COLUMNS: Steel and 50' x 50' spacing

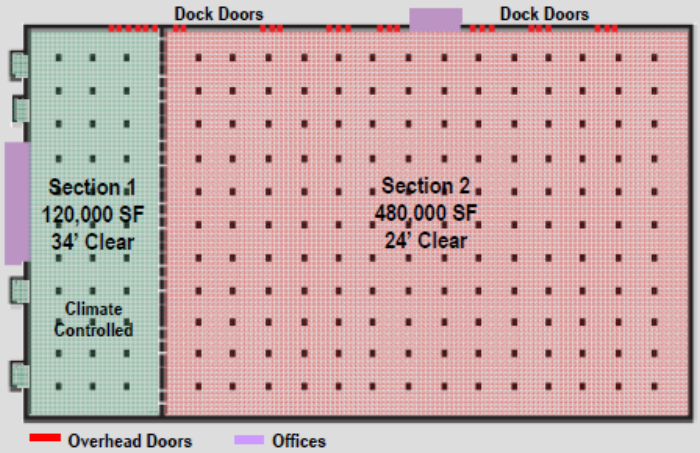
POWER: 3,000 amp, 480 volt, 3 phase service

HEAT: Combination HVAC in office areas.

SPRINKLER: 100% wet-type system
Density: 25 GPM
Section 1: 125 psi residual pressure;
150 psi static pressure @ 1500 GPM
Section 2: 125 psi residual pressure;
150 psi static pressure @ 2250 GPM

SITE ADVANTAGES:

- Foreign Trade Zone #219
- New Market Tax Credits
- Accelerated Depreciation Schedules
- Average Manufacturing Rate = $12/hr
- Low Unionization Rate = <1%
- Manufacturing Turnover Rate = <3%
- 50% Bi-Lingual Workforce
- Yuma Workforce Salary & Training Grants
- New San Luis Commercial Port of Entry
- Located on the California and Mexico borders (50 million consumers within a one day truck haul)
- Availability of Mexico Healthcare Plans (1/3 Cost of Traditional U.S. Plans)
- 100% Electable Sales Factor for Multi-State Corporations



POWDERCOAT FACILITY: 150' x 49'
(Two tandem 75' x 49' rooms)

OFFICE FEATURES: There is a total of +/10,412 square feet of office located on the west side of the building. The main office area consists of +/5,430 square feet (181' x 30') and is finished with painted sheet rock walls, tile floors, suspended acoustical ceiling tiles and fluorescent lighting. The office area is divided as follows: Lobby, reception area, copy room, computer room, training room, break room, conference room and 15 private offices. The balance of the office space is situated strategically throughout the manufacturing and warehouse area with similar finishes.

PAVED PARKING: Over 108 paved, lighted and marked spaces with additional parking at rear and side of building.

LOCATION & ECONOMIC FACTORS

Why Yuma?

Located near the junction of California, Arizona, and Mexico, Yuma is a natural transportation hub with over 50 million consumers within a one day drive via Interstate 8 or US 95, both of which run directly through Yuma County, and access to these major markets is a key factor in Yuma's prosperity. In addition, Yuma features a military-length international airport and has an evolving economy with expanded roles in regional and international trade. Yuma possesses four key ingredients to making its location excellent for business: resources, climate, market access and quality of life. Moreover, employers also benefit from Arizona's status as a "Right-to-Work" state. Some of the other major advantages of doing business in Yuma are:

- Low cost utility rates
- Workforce with experience
- Competitive labor rates
- Significant cost savings over Southern California locations
- Abundant supply of water (senior water rights to 40% of Arizona's Colorado River allotment)

Why Mexico?

- Strategically located to serve business needs spanning four states and two countries: Sonora, Arizona, Baja, California
- With 200,000 inhabitants, San Luis Rio Colorado is the third largest municipality within the State of Sonora.
- Mantel Aquifer total capacity of 52,121,145,930 gallons
- 22 underground extracted wells guarantee full coverage of both community and region
- Connected to the Mexican Northwest Energy Net, currently has 250 MW available capacity
- Some companies have the ability to import energy from Arizona Public Service for Industrial uses

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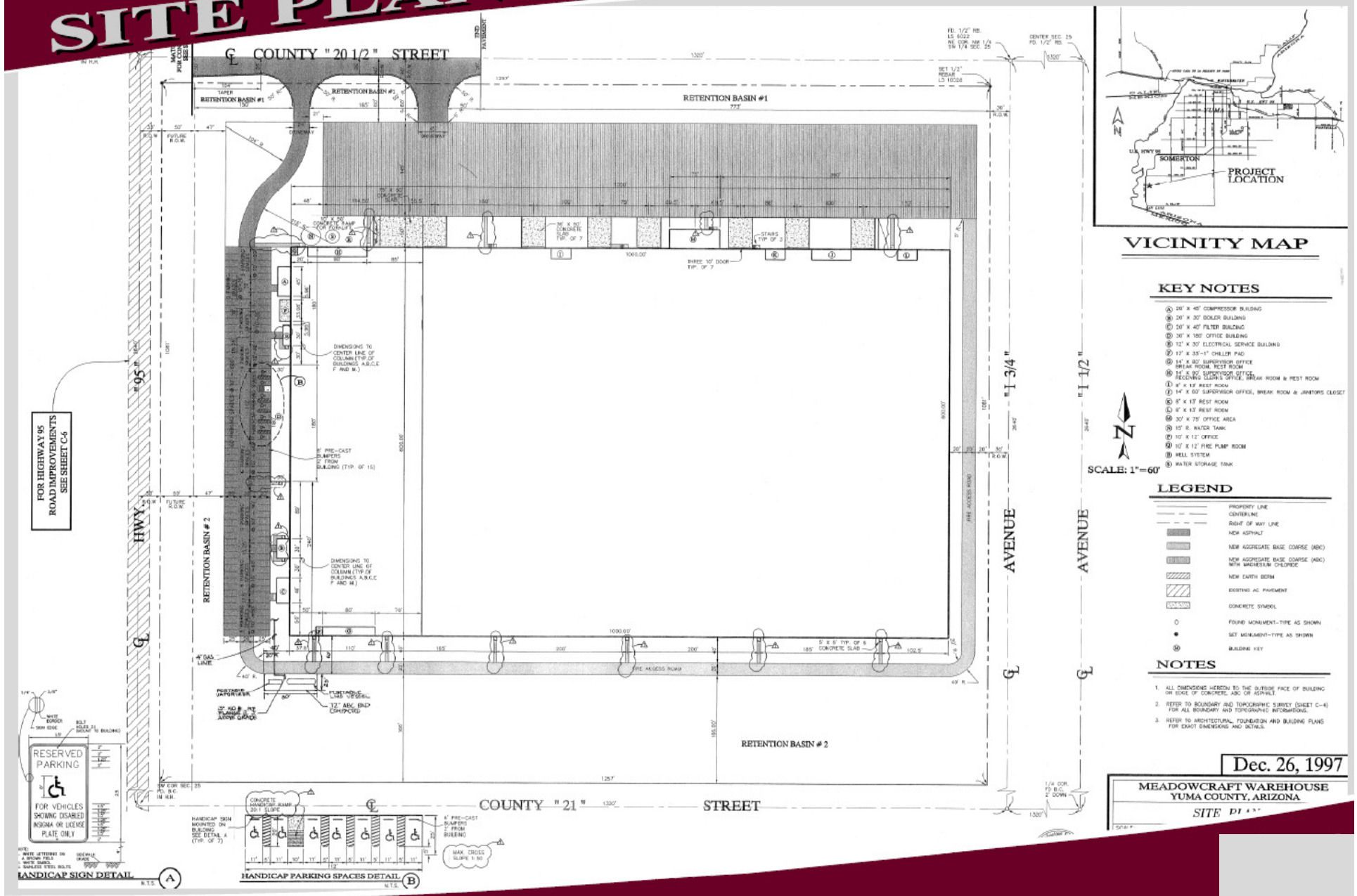
SITE PLAN


COUNTY "20 1/2" STREET
RETENTION BASIN #1
RETENTION BASIN # 2
HWY. "95"
AVENUE "1 3/4"
AVENUE "1 1/2"
COUNTY "21" STREET
FOR HIGHWAY 95 ROAD IMPROVEMENTS SEE SHEET C-6
VICINITY MAP
SOMERTON
PROJECT LOCATION
KEY NOTES
LEGEND
NOTES
SCALE: 1"=60'
RESERVED PARKING
FOR VEHICLES SHOWING DISABLED INSIGNIA OR LICENSE PLATE ONLY
HANDICAP SIGN DETAIL
HANDICAP PARKING SPACES DETAIL
Dec. 26, 1997
MEADOWCRAFT WAREHOUSE
YUMA COUNTY, ARIZONA
SITE PLAN