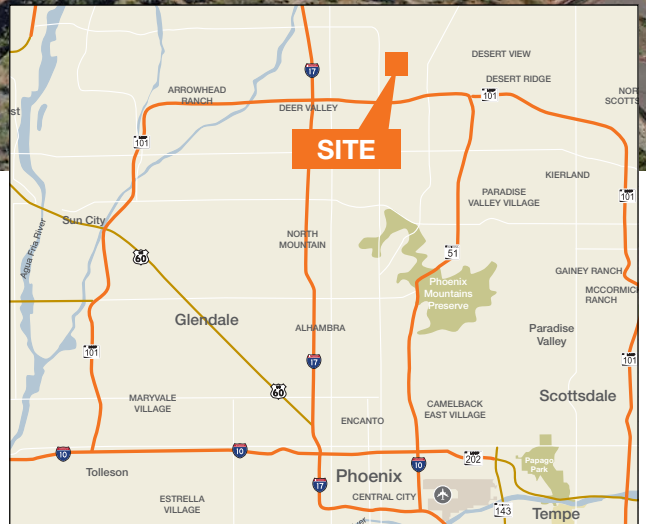




Turner Spectrum Ridge at Deer Valley

7th Street and Deer Valley Road
Phoenix, AZ 85024



SITE HIGHLIGHTS

- Fully improved, A-1 lots available for sale
- 40 foot wide interior City of Phoenix public streets
- APS Power adjacent to all interior streets
- Dry Utilities adjacent to all interior streets
- 12" Public Water Line
- 8" Public Sewer Line

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DEER VALLEY SUBMARKET



ABOUT TURNER SPECTRUM RIDGE:

Turner Spectrum Ridge encompasses a fully improved, A-1 City of Phoenix zoned development of approximately ±51 Acres. Within the three phases of mixed-use commercial lots, there are four award winning multi-tenant, light industrial/flex buildings.

In addition to easy access to the I-17, SR 101 and SR 51 freeways, the premium commercial lots at Turner Spectrum Ridge delivers a 'Class A' environment suitable for:

- Industrial
- Office
- Retail
- Flex/Back Office
- Distribution

DEER VALLEY BENEFITS:

- 500,000 employees within a 30-minute commute
- Immediate access to I-17, Loop 101 and 51 freeways
- 3 miles to Happy Valley Towne Center - 800,000 SF of retail and 4 miles to Deer Valley Town Center - 550,000 SF of retail including numerous banks and restaurants within one mile

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Turner Spectrum Ridge Building Details

Building A



970 E Lone Cactus Dr
±15,200 SF on ±0.9 AC

Building B



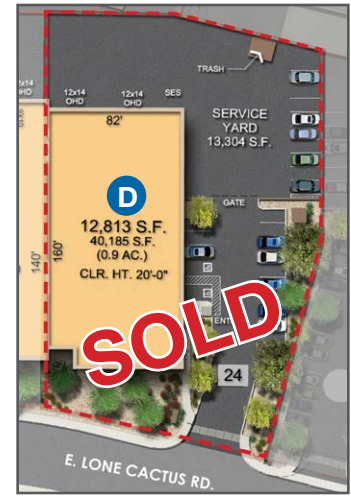
1000 E Lone Cactus Dr
±10,944 SF on ±0.72 AC

Building C



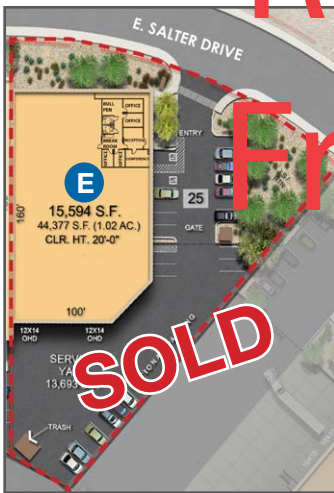
1030 E Lone Cactus Dr
±15,800 SF on ±1.0 AC

Building D



1070 E Lone Cactus Dr
±12,813 SF on ±0.9 AC

Building E



1075 E Salter Dr
±15,594 SF on ±1.02 AC

Building F



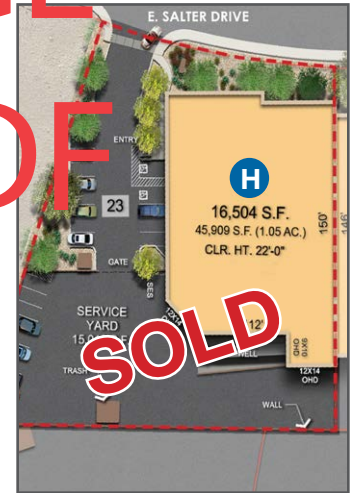
1025 E Salter Dr
±20,040 SF on ±1.16 AC

Building G



975 E Salter Dr
±13,724 SF on ±0.81 AC

Building H



925 E Salter Dr
±16,504 SF on ±1.05 AC

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