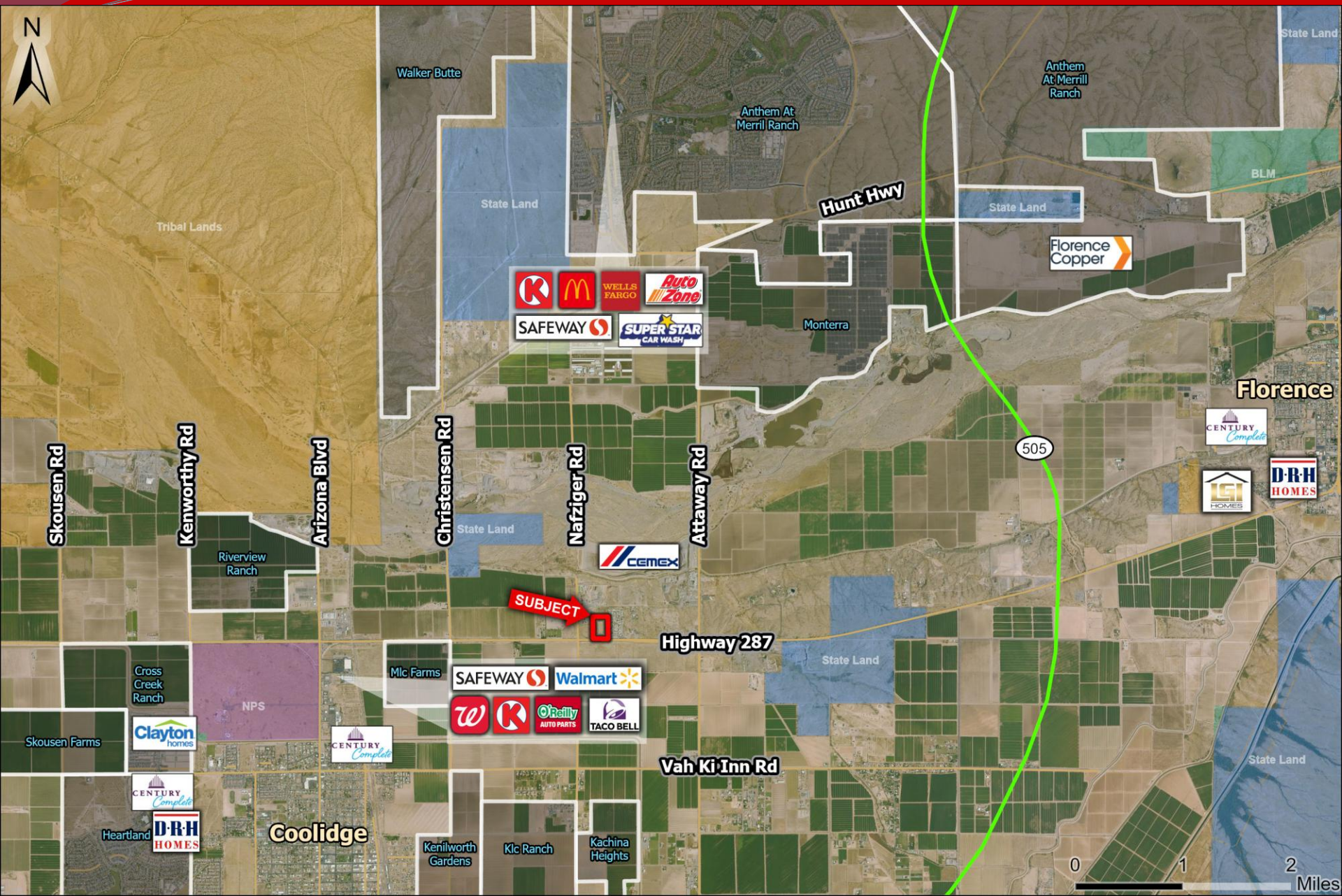
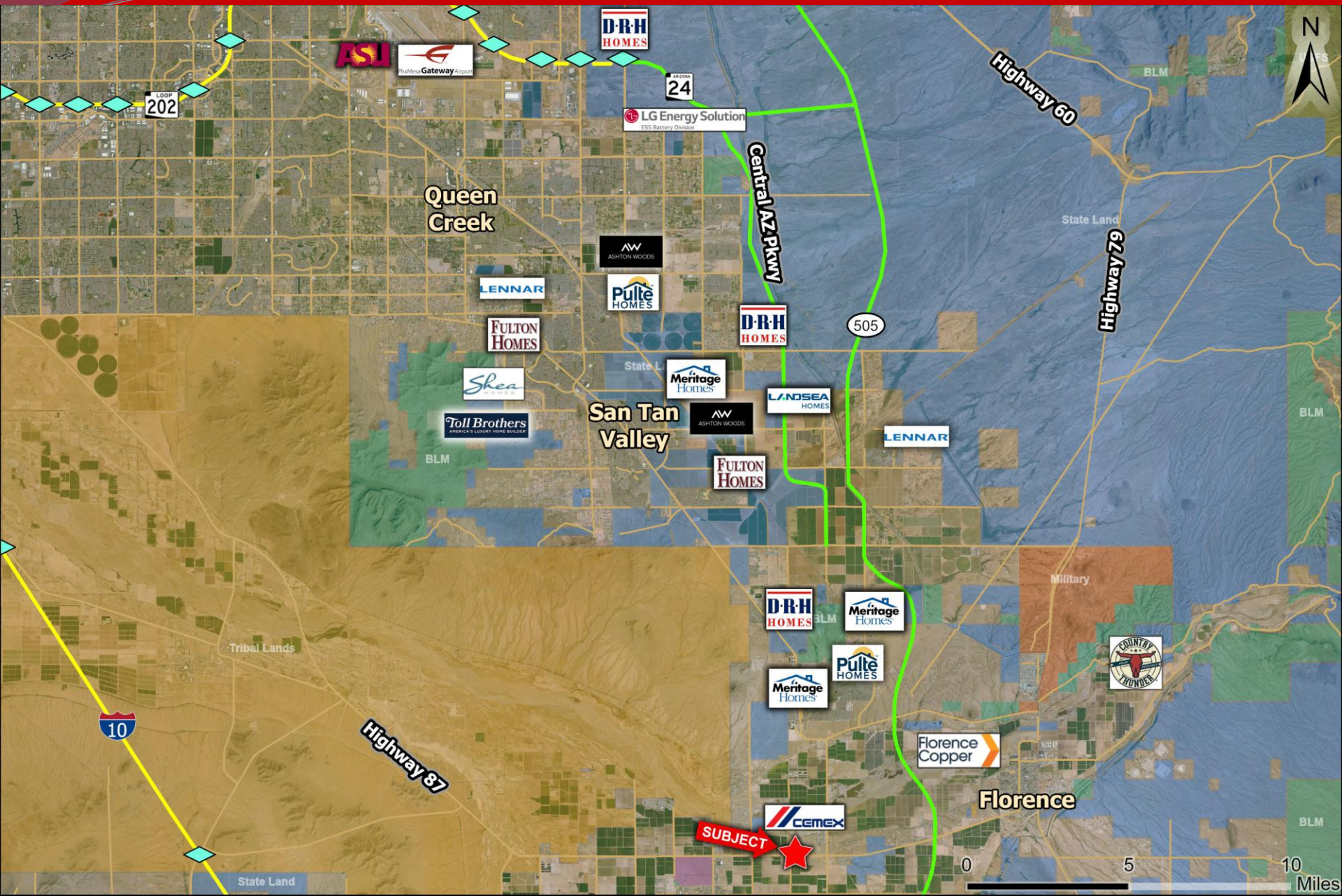




- ❑ **Location:** W of NWC Attaway Rd and Hwy 287, Pinal County, AZ
- ❑ **APN:** 209-13-007C
- ❑ **Zoning:** C-3 (PAD)
- ❑ **Size:** +/- 12.9 Acres
- ❑ **Unit Count:** 300 RV Storage Spaces, 257 Self Storage Spaces
- ❑ **Price:** \$3.20/sf or \$1,800,000
- ❑ **Comments:** Property is well located just west of the northwest corner of Attaway Road and Highway 287. Attaway is one of only 2 crossings over the Gila River. Property is permit ready for 300 RV Storage spaces and 257 Self Storage spaces, approved in Pinal County. Seller will give time for entitlements. Submit all offers.

**EXCLUSIVELY LISTED**





ARIZONA 24



Highway 60

LOOP 202

Queen Creek

Central AZ Pkwy



505



Highway 79

San Tan Valley



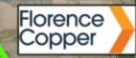
Tribal Lands

10

Highway 87



Military

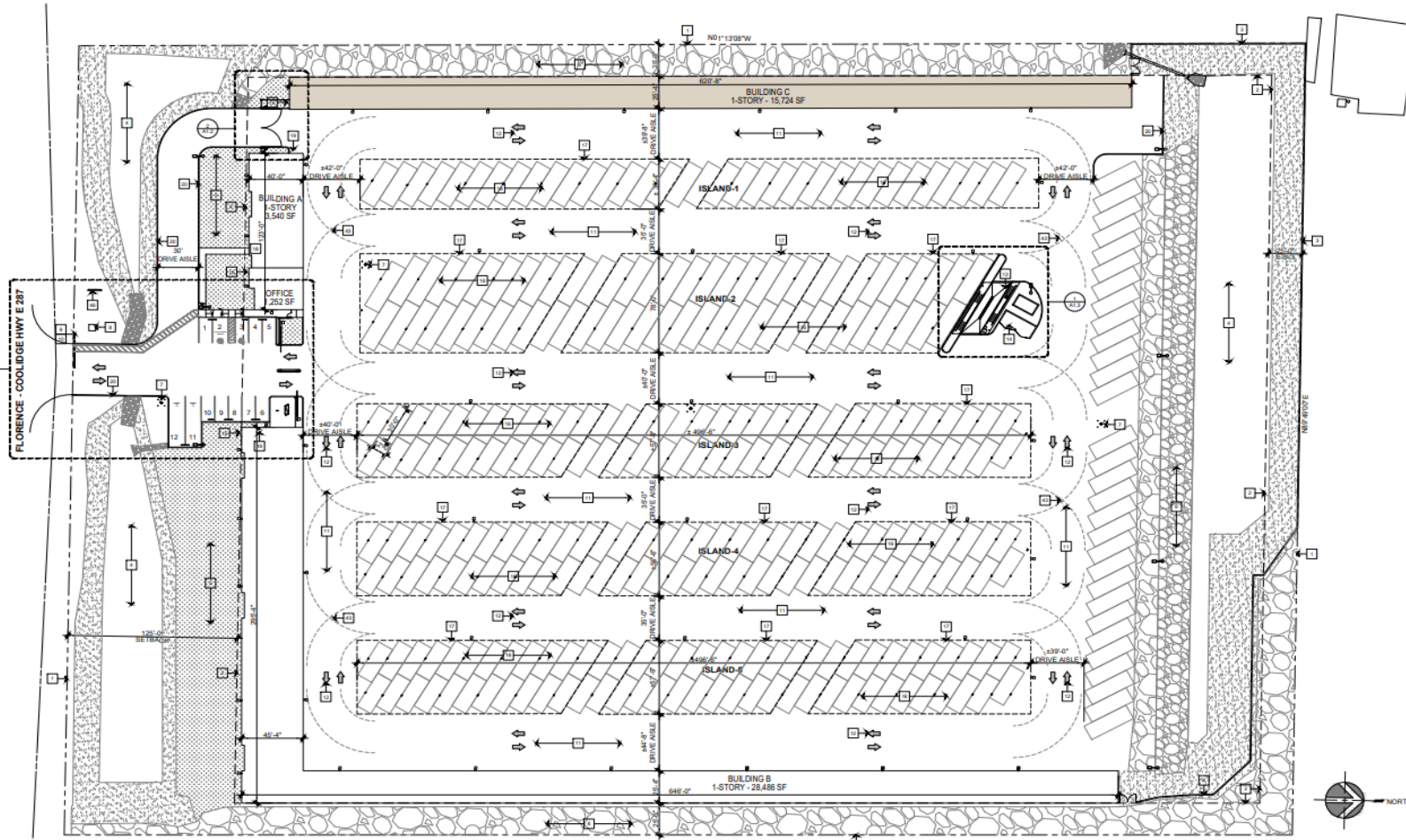


Florence



SUBJECT





**SITE PLAN**  
100'-1" = 1"

**bruce jordan, architect**  
131 Calle Iglesia, Suite 100  
San Clemente, CA. 92672-7541  
Telephone (949) 388-8090  
Facsimile (949) 388-8290



**CLIENT**  
**LANCE KEATOR**  
793 30TH AVE SW  
DICKENSON  
ND, 58601

**PROJECT**  
**KEATOR SELF-STORAGE**  
7000 EAST HIGHWAY 287  
COOLIDGE,  
AZ, 85128

**SHEET TITLE**  
**SITE PLAN**

REV	DATE	COMMENT

**PROJECT MANAGER:** M.A.Q.  
**DRAWN BY:** M.A.Q.  
**DATE:** 01/20/2025  
**JOB NUMBER:** 22-807  
**FILE NAME:** 22807-A101-C  
**SHEET NUMBER:**

GENERAL NOTES	KEY NOTES	KEY PLAN
<p>1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>2. WHERE ARCHITECTURAL INFORMATION IS PRESENT, THE CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL INFORMATION WITH THE ARCHITECT.</p> <p>3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEVATION APPROXIMATE FROM THE BUILDING FINISH FLOOR. ELEVATIONS TO BE DETERMINED PER MANUFACTURER'S REG. AND STANDARD DETAILS.</p> <p>4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO SHOWN ON THIS SHEET ARE BINDING AND APPLY TO ALL FLOOR PLANS AND SECTION DRAWINGS.</p> <p>5. DIMENSIONS ARE TO FACE OF CALL UNLESS TO THE FACE OF METAL STUD OR CONCRETE. INCLUDE NOTES OTHERWISE.</p> <p>6. ALL WALLS/VAULTS AT STORAGE AREAS MUST BE 0" CLEAR FROM FINISHED WALL TO FINISHED WALL.</p> <p>7. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.</p> <p>8. DON'T SCALE THE DRAWING. VERIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY WITH ARCHITECT.</p> <p>9. FOR ALL EXT. FINISHES SEE ELECTRICAL.</p> <p>10. ALL INTERNAL OR INTERIOR SHALL BE TYPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANSHIP FINISHED WALL OR CEILING.</p>	<p>1. PROPERTY LINE. SEE CIVIL.</p> <p>2. SETBACK LINE. SEE CIVIL.</p> <p>3. SITE WALL. SEE CIVIL PLANS.</p> <p>4. RETENTION BASIN. SEE CIVIL PLANS.</p> <p>5. LANDSCAPE AREA. COORDINATE WITH CIVIL AND LANDSCAPE.</p> <p>6. RIP RAP CHANNEL. SEE CIVIL PLANS.</p> <p>7. HIGH FRICTION SURFACING REQUIRED AS REQUIRED.</p> <p>8. CONCRETE PAD FOR ELECTRICAL TRANSFORMER. VERIFY LOCATION, SIZE AND CLEARANCES WITH ELECTRICAL COMPANY.</p> <p>9. PARKING ENTRANCE SIGN. COORDINATE WITH CIVIL. SEE DETAIL 18A7.1</p> <p>10. FIRE LANE ENTRANCE SIGN. COORDINATE WITH CIVIL. SEE DETAIL 18A7.2</p> <p>11. INTERIOR DRIVE AISLES. SEE CIVIL PLANS.</p> <p>12. DISCREPANCY. ARRANG. SEE DETAIL 18A7.2 AND CIVIL PLANS.</p> <p>13. RV WASH STATION AREA. SEE SHEET A1.3</p> <p>14. TRASH ENCLOSURE. SEE SHEET A1.3</p> <p>15. FDC CONNECTION.</p> <p>16. RV PARKING SPACES. SEE CIVIL PLANS.</p> <p>17. RV CANOPY PROJECTION.</p> <p>18. ELECTRICAL ROOM. COORDINATE WITH ELECTRICAL.</p> <p>19. FIRE RISER ROOM - KNOCKEY BOX WILL BE PROVIDED. SEE DETAIL 18A7.2</p> <p>20. IF CONCRETE CURB AT LANDSCAPE. SEE DETAIL 18A7.2</p> <p>21. ACCESSIBLE CURB RAMP. COORDINATE WITH CIVIL.</p> <p>22. CONCRETE HANDICAP. PROVIDE CONTROL JOINTS AS REQUIRED. SEE CIVIL PLANS FOR TRAP, DRAINAGE.</p> <p>23. WASH TRUCK WHEEL WASH CONCRETE PAD. VERIFY EXACT LOCATION AND CLEARANCES FOR MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 18A7.2</p> <p>24. LINE IDENTIFIERS FOR UTILITY LINES AND CONDUITS. VERIFY EXACT LOCATION AND CLEARANCES FOR MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 18A7.2</p> <p>25. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>26. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>27. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>28. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>29. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>30. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>31. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>32. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>33. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>34. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>35. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>36. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>37. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>38. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>39. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>40. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p>	<p>1. MONUMENT SIGN. VERIFY WITH CIVIL DRAWINGS.</p> <p>2. PROVISION SHALL BE TAKEN TO OPERATE THE GATE UPON THE LOSS OF POWER.</p> <p>3. 0" HIGH BLACK POWDER COATING W/ BLEND GATE. SEE DETAIL 18A7.2</p> <p>4. CONCRETE APPROX. 8" MIN. THICKNESS. VERIFY WIDTH &amp; DEPTH WITH GATE MANUFACTURER. SEE DETAIL 18A7.1</p> <p>5. STANDARD PARKING. 10'0" X 20'0" TYP.</p> <p>6. ACCESSIBLE PARKING SPACE. SEE DETAIL 18A7.1</p> <p>7. VAN ACCESSIBLE PARKING SPACE.</p> <p>8. RV TEMPORARY PARKING SPACE.</p> <p>9. CONCRETE WHEEL STOP. SEE DETAIL 18A7.2</p> <p>10. ACCESSIBLE PARKING SIGNAGE. COORDINATE WITH CIVIL. SEE DETAIL 18A7.1</p> <p>11. 0" PAINTED PARKING STRIP. WHITE OR COMPLY WITH CITY STANDARDS.</p> <p>12. PEDESTRIAN GATE. SEE DETAIL 18A7.2</p> <p>13. STEEL CANOPY PROJECTION.</p> <p>14. FIRE TRUCK SW. MAX. TURNING RADIUS.</p> <p>15. STOP BAR. SEE CIVIL PLANS.</p> <p>16. CHY PARK. SEE DETAIL 18A7.2</p>

## HIGHWAY 287 SELF STORAGE CONCEPTUAL UNIT MIX TABULATION

PREPARED ON 12/04/24 - NOTE: UNITS SIZES ARE NOMINAL, FROM CENTER TO CENTER INTERIOR PARTITION AND/OR FROM

		BUILDING A				BUILDING B				BUILDING C		TOTAL				
		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE						
UNIT SIZE	UNIT AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	AREA RATIO		
(in feet)	(in sq. ft)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq. ft)	(%)		
5 X 5	25	0	0	1	25	0	0	4	100	0	0	5	125	0.30%		
5 X 7.5	38	0	0	4	150	0	0	12	450	0	0	16	600	1.30%		
5 X 10	50	0	0	4	200	0	0	16	800	0	0	20	1,000	2.20%		
7.5 X 10	75	0	0	1	75	0	0	0	0	0	0	1	75	0.20%		
10 X 10	100	0	0	12	1,200	0	0	42	4,200	0	0	54	5,400	11.70%		
10 X 15	150	7	1,050	0	0	0	0	1	150	0	0	8	1,200	2.60%		
10 X 20	200	0	0	0	0	13	2,600	0	0	0	0	13	2,600	5.70%		
10 X 25	250	0	0	0	0	78	19,500	0	0	62	15,500	140	35,000	76.10%		
<b>TOTAL</b>		<b>7</b>	<b>1050</b>	<b>22</b>	<b>1650</b>	<b>91</b>	<b>22100</b>	<b>75</b>	<b>5700</b>	<b>62</b>	<b>15500</b>	<b>257</b>	<b>46,000</b>	<b>100.00%</b>		
<b>PERCENTAGE ( % )</b>		3%	2%	9%	4%	35%	48%	29%	12%	24%	34%	100%	100%			
<b>NON CLIMATE CONTROL (REGULAR UNITS)</b>												<b>160</b>	<b>38,650</b>	<b>84.00%</b>		
<b>CLIMATE CONTROL UNITS</b>												<b>97</b>	<b>7,350</b>	<b>16.00%</b>		
<b>TOTAL</b>												<b>257</b>	<b>46,000</b>	<b>100.00%</b>		
<b>UNIT AVERAGE ( in sf /unit)</b>		= 179														
<b>NET RENTABLE =</b>		<b>46,000</b>		<b>TOTAL GROSS STORAGE AREA (WITHOUT OFFICE)=</b>								<b>##</b>		<b>##</b>		<b>96.34%</b>

### RV Self Storage Data Table

UNIT DIMENSIONS	ISLAND #1	ISLAND #2	ISLAND #3	ISLAND #4	ISLAND #5	TOTAL SPACES
12' x 30' COVERED	0	0	0	68	68	<b>300</b>
12' x 35' COVERED	34	0	0	0	0	
12' x 40' COVERED	0	63	67	0	0	