Insight Land & Investments

Industrial Buildings & Land Available

Queen Creek, AZ

- ***Location:*** NEC Ellsworth Road & Rittenhouse Road, Queen Creek, AZ
- ***APN:*** 304-66-038B - Maricopa County
- ***Zoning***: EMP-A, Town of Queen Creek
- ***Size:*** +/- 8.4 Acres
- ***Utilities:*** All to Site
- ***Price:*** $2,424,114 ($6.63 SF)
- ***Comments***:
  - Conveniently located at the corner of Ellsworth Rd & Rittenhouse Rd
  - Excellent for Contractors Yard
  - Several nearby retailers (Queen Creek Marketplace)
  - 17,674 sf – Existing Buildings
  - 35,881 sf – Covered Storage

Insight Land & Investments
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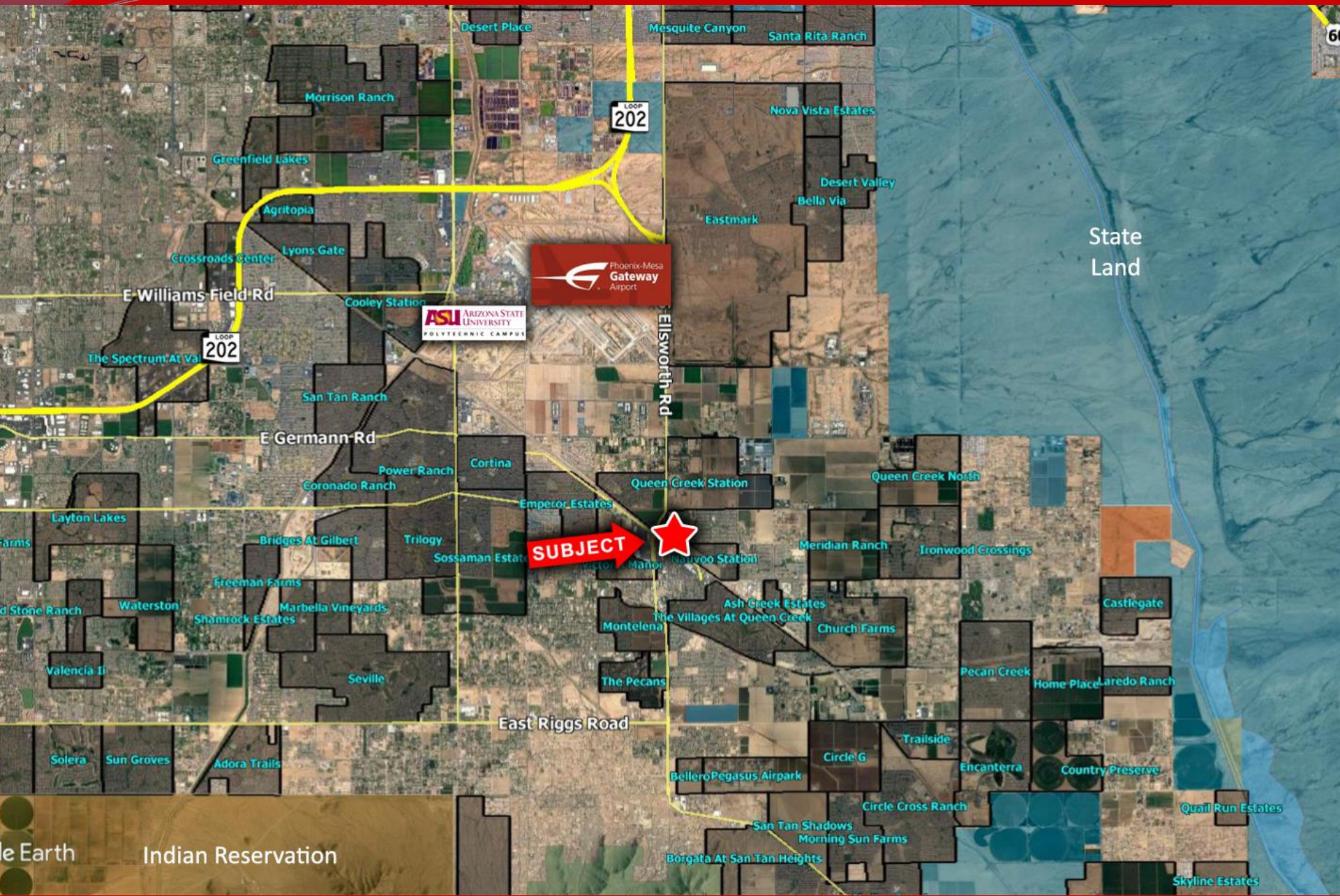

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Covered Storage

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Building and Covered Storage

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Buildings and Covered Storage

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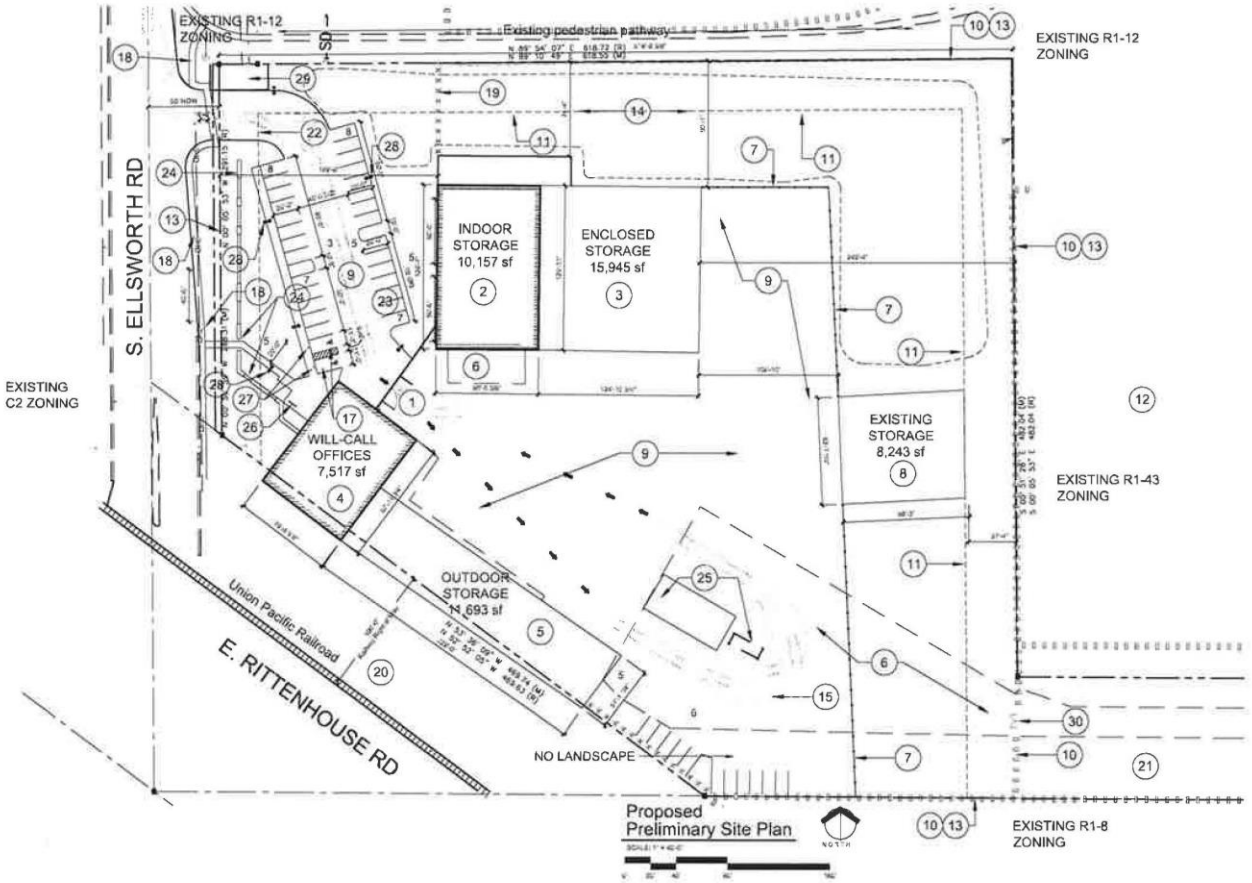
Buildings

Queen Creek, AZ

Existing Site Plan

Queen Creek, AZ



KEYNOTES

1. New 8' high fence and gate. Becomes primary point of entry/exit
2. Existing single story building to remain; Becomes interior storage
3. Existing covered roof area to remain north and east sides enclosed
4. Existing two story building to remain. Becomes will-call and customer service functions
5. Existing covered roof areas to remain; Becomes outdoor storage
6. Existing concrete pavement areas to remain
7. 5' high horizontal pipe rail fence
8. Existing covered roof area to remain. East side enclosed. Repair roof and paint structure. Structure not to be used as part of operations
9. New asphalt
10. New masonry fence wall to match adjacent development 8' high minimum.
11. 40' Wide landscape buffer with two row of trees
12. Existing residential development
13. Property Line Boundary
14. Proposed on-site retention basin; see civil dwgs
15. Tractor trailer turning space
16. Not Used
17. ADA Parking stall
18. Proposed sidewalk to be coordinated with Ellsworth road design & alignment standards
19. Existing 6' high fence to remain
20. Existing Railroad ROW area to remain
21. Existing abandoned air landing strip to remain
22. 30' Wide landscape buffer
23. Customer Parking 10' x 20' stalls
24. Gabion Screen-wall w/ recycled troughs
25. Existing Canopy remains, fuel tank to be removed
26. Bike Rack, See detail ELV-2/2
27. Accessible Parking Signage See detail ELV-2/1
28. Light Pole, see detail ELV-2/3
29. Underground electrical easement
30. 10' Wide Gate W.O.

VICINITY MAP

PROJECT INFORMATION

CASE #:	GPA16-003, RZ16-004, CU16-003, SP16-001
APPLICANT:	W. RALPH PEW PEW & LAKE, PLC 1744 S. VAL VISTA DR. STE 217 MESA, AZ 85204
OWNER:	5 MUSTANGS COMPLEX NEC ELLSWORTH RD. & RITTENHOUSE RD. QUEEN CREEK, AZ 85242
ARCHITECT:	VINCE DIBELLA ADAPTIVE ARCHITECTS 48 W. MAIN ST. STE 200 MESA, AZ 85201

EXISTING ZONING:	R1-43 (RURAL ZONING)
PROPOSED ZONING:	EMP-A/PAD
PROPOSED ZONING:	EMP-A/PAD
GROSS / NET ACREAGE:	302,906 SF = 6.9538 ACRE
LOT COVERAGE:	17.6%

ZONING SETBACKS:	REQ.	PROVIDED
FRONT	30'-0"	38'-0"
SIDE RESIDENTIAL	40'-0"	40'-0"
REAR	40'-0"	40'-0"

PARKING CALCULATIONS

7517 SF / 375 = 20 SPACES RETAIL
46,038 SF WHOLESALE
1/1000 SF UP TO 10,000 GFA= 10 SPACES
1 > FOR EACH 10,000 = 4 SPACES
.3 X 20 = 6 SPACES EMPLOYEE

TOTAL SPACES REQD = 40 SPACES
41 SPACES PROVIDED

TOTAL AREA UNDER ROOF 53,555 SF

adaptive ARCHITECTS

Five Mustangs Complex
NEC Rittenhouse and Ellsworth Roads
Queen Creek, AZ

SITE PLAN

Project Number: 1511
Date: 01/19/17
Sheet Number: SP1.0