



FLORENCE & I-10

Casa Grande, AZ

±251 ACRES
FOR SALE



EAST COTTONWOOD LANE

NORTH HENNESS ROAD



FLORENCE & I-10
Casa Grande, AZ

PROPOSED
RETAIL CENTER

WinCo
FOODS

FLORENCE BOULEVARD



CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

PROPERTY SUMMARY

PARCEL NUMBER 505-23-001P

ACRES ±251

ACCESS I-10 Freeway Frontage

LOCATION Northwest Corner of I-10 & Florence Boulevard

ZONING PAD

PAD PERMITTED USES

Commercial	Offices	Professional Services
Restaurants/ Bars/Taverns	Hospitality	Educational Facilities
Entertainment	Light Manufacturing	Religious Institutions
Business Park	Public Facilities	Warehouse Distribution
Medical Campus/ Hospital		

WATER Arizona Water Company

WASTEWATER City of Casa Grande

ELECTRICAL APS and/or ED2

COMMUNICATIONS Cox and/or Century Link

NATURAL GAS Southwest Gas



UNBEATABLE ACCESS



0.15 Miles



4.0 Miles



4.5 Miles

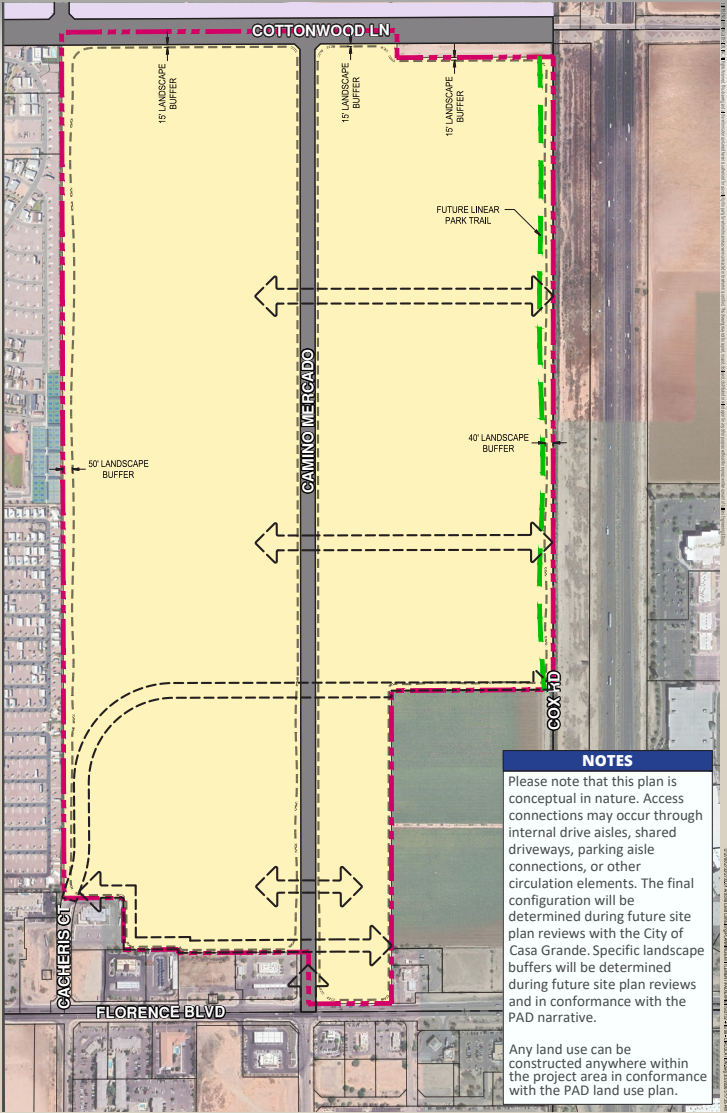


0.45 Miles

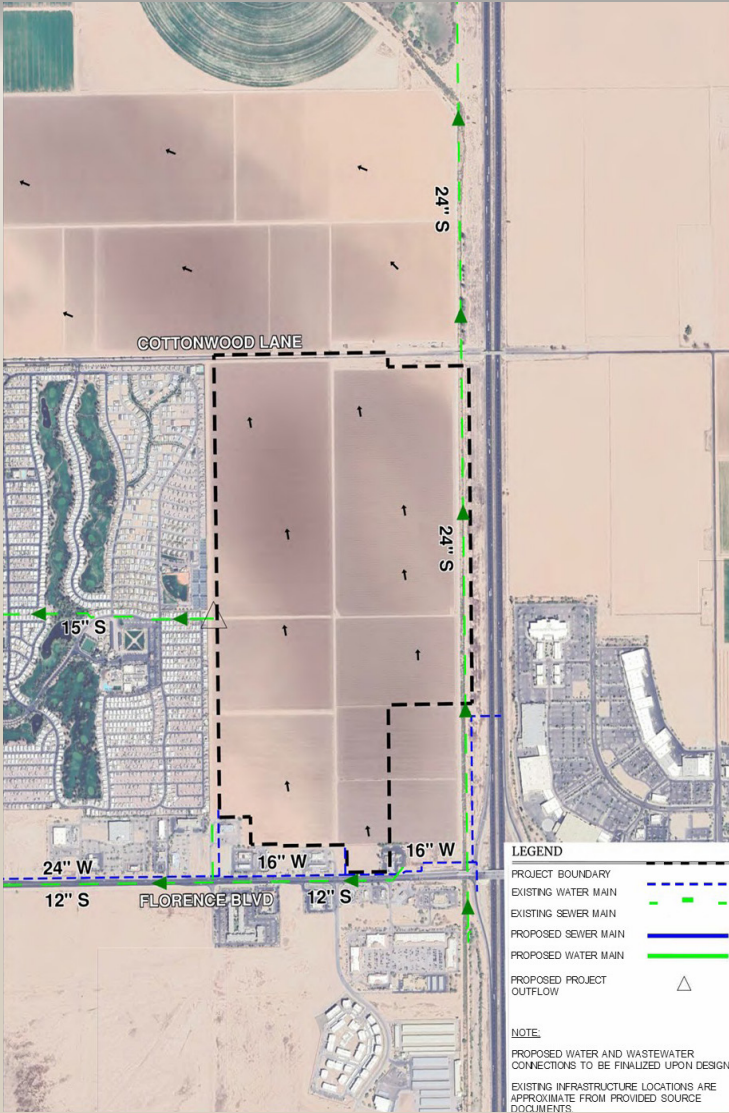
CORPORATE NEIGHBORS



SITE PLANS - ACCESS & UTILITIES

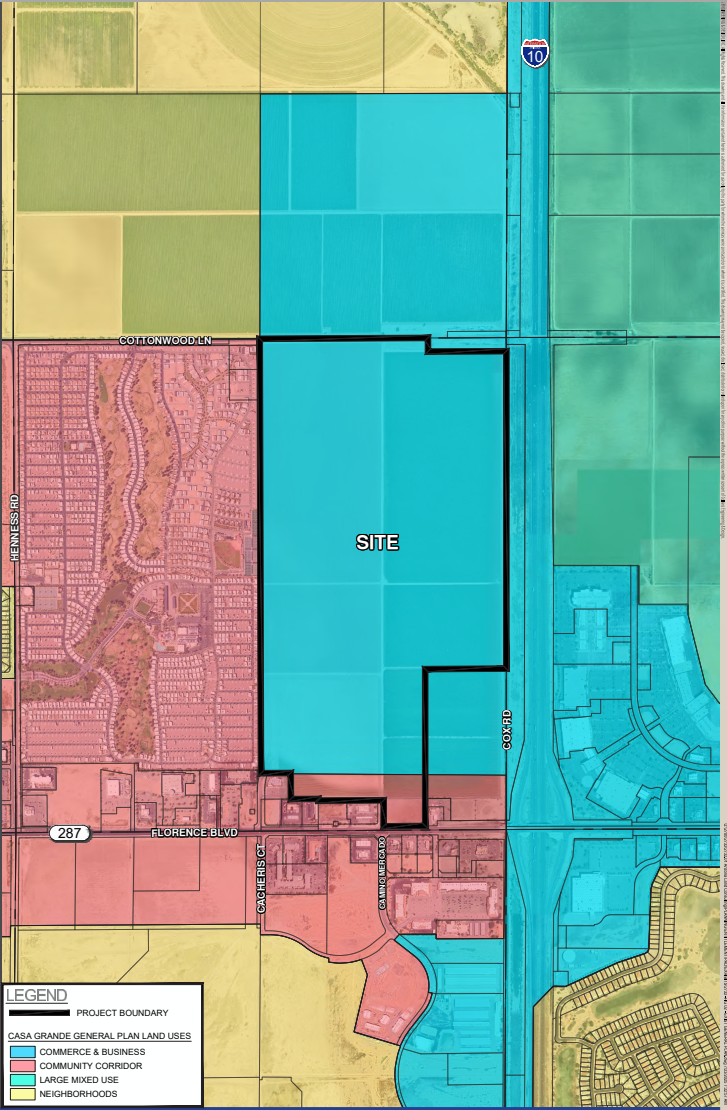


Conceptual Access Plan

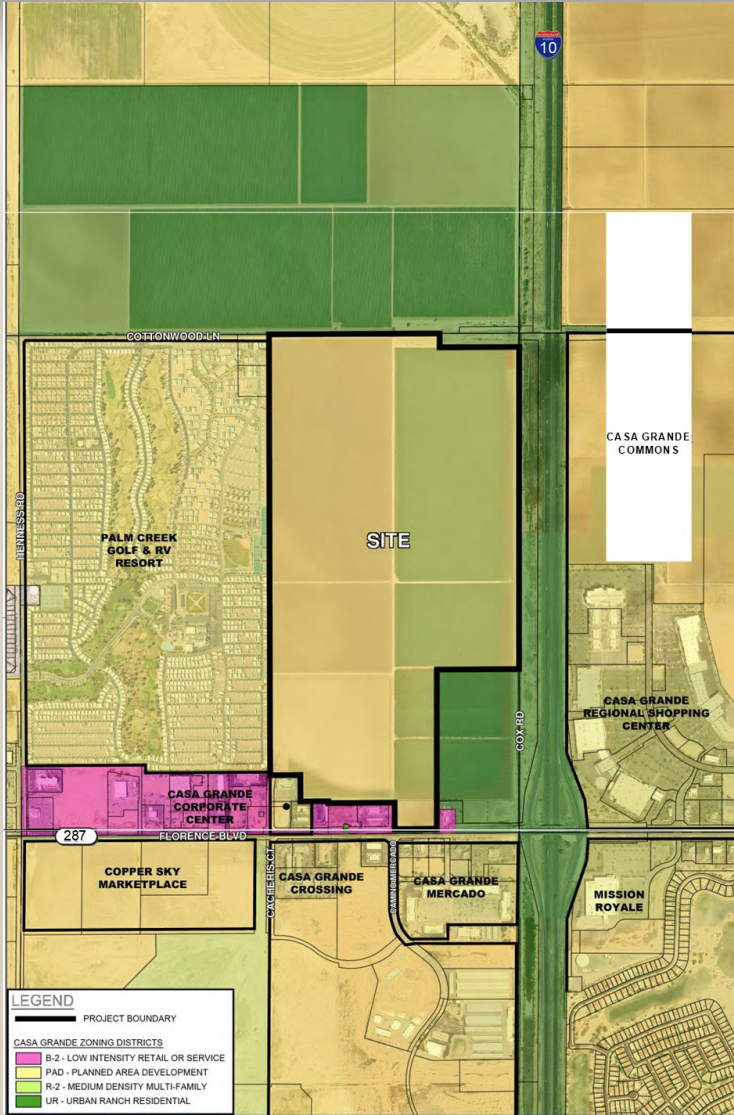


Master Facility Utility Plan

SITE PLANS - LAND USE & ZONING



**Existing General Plan
Land Use Map**



**Existing
Zoning Plan**

LOCATION & MARKET OVERVIEW

Casa Grande economic base is a mix of manufacturing, health care, agriculture, logistics and retail.

The city has grown to be the largest community in Pinal County since its incorporation in 1915.

The community's population has doubled since 2000.

Casa Grande is strategically located at the intersection of two interstate highways (I-8 and I-10), in an area known as Arizona's Golden Corridor.

Casa Grande is nestled within the Arizona Innovation and Technology Corridor, the center for manufacturing, logistics, healthcare, retail, and commerce within Pinal County.

Casa Grande's proximity to the Phoenix and Tucson metropolitan areas, direct access to two major interstates and the Union Pacific railroad and robust infrastructure have helped attract innovative companies and projects.

45 Miles
PHOENIX

70 Miles
TUCSON

341 Miles
LAS VEGAS

346 Miles
SAN DIEGO

421 Miles
LOS ANGELES

Trucking
distance to



San Diego
(5 hrs)

Los Angeles
(6.5 hrs)

Las Vegas
(5.5 hrs)

El Paso
(6 hrs)

+Albuquerque
(7 hrs)

Int'l Ports of Entry to



Mexico: San Luis + Nogales
(3 hrs) (2 hrs)



The Casa Grande Municipal Airport (CGZ) is owned and operated by the City of Casa Grande and occupies approximately 640 acres. It provides a world-class fuel product to its customers at an affordable price.



Casa Grande offers an affordable lifestyle, with living costs averaging 35% to 50% lower than those of metropolitan regions.

TRANSACTION LEADERS

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