

# ±17.79 ACRES OF INDUSTRIAL LAND

EXCLUSIVE LISTING | CASA GRANDE, ARIZONA

**LOCATION** S/SWC Thorton Road and Highway 84 in Casa Grande, Arizona

**SIZE** ±17.79 acres (±774,932 square feet)

**PRICE** \$3.00 per square foot (\$2,324,797)

**PARCEL** 503-89-047, 503-89-048, 503-89-049, 503-89-050

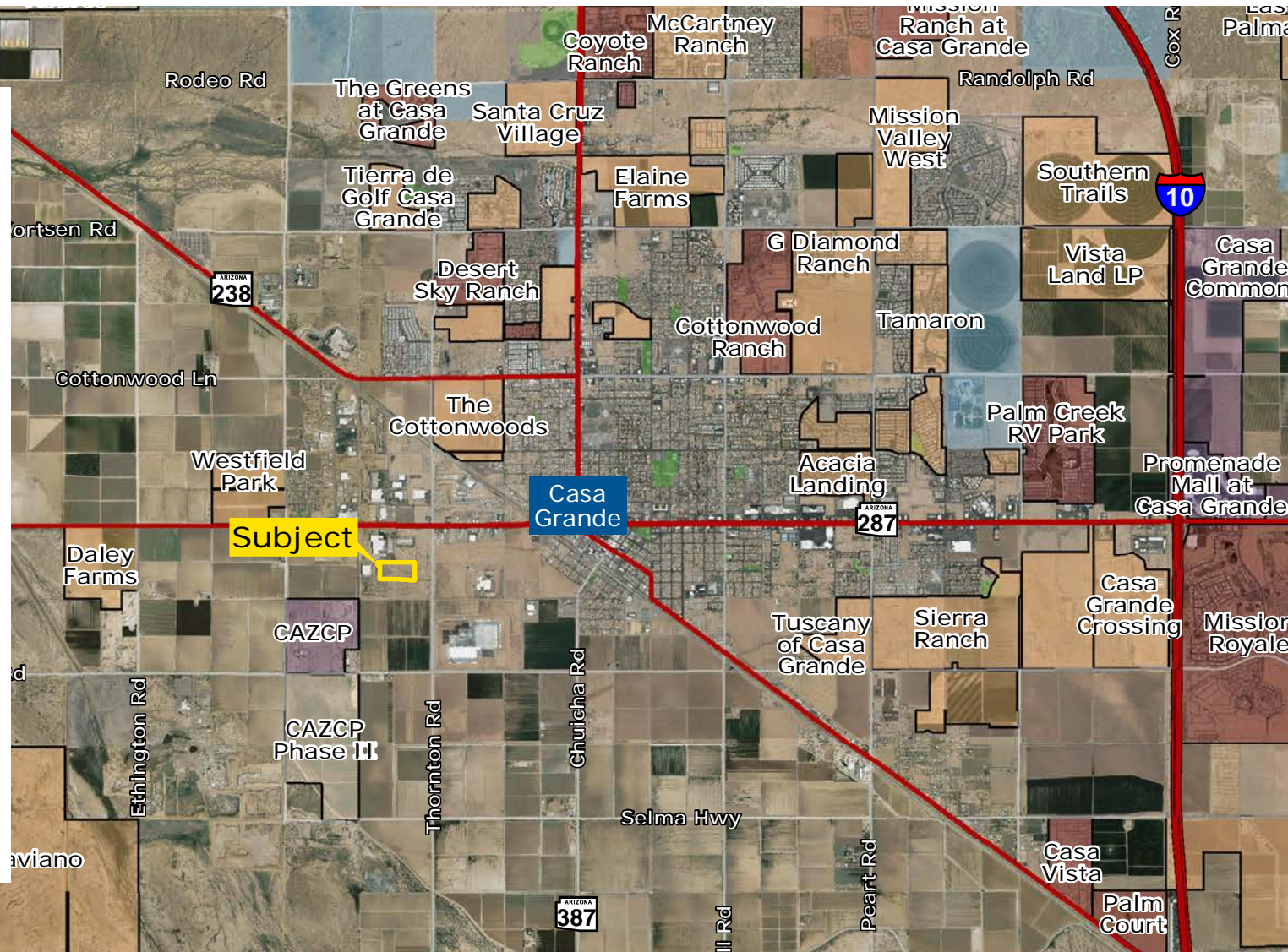
**ZONING** I-1, City of Casa Grande

#### UTILITIES

Water - AZ Water Company  
Sewer - City of Casa Grande  
Electric - APS  
Gas - Southwest Gas

#### COMMENTS

- Property is located within a high growth area
- Located ±3 miles from Interstate 10 and ±4.5 miles from Interstate 8
- Conveniently located with the Casa Grande Business Park
- Corporate neighbors include: Wal-Mart, Pepsi, Daisy, Micron, Abbott Laboratories, Frito Lay, Propak Logistics and Budweiser
- Eligible for new market tax credits
- Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information.](#)



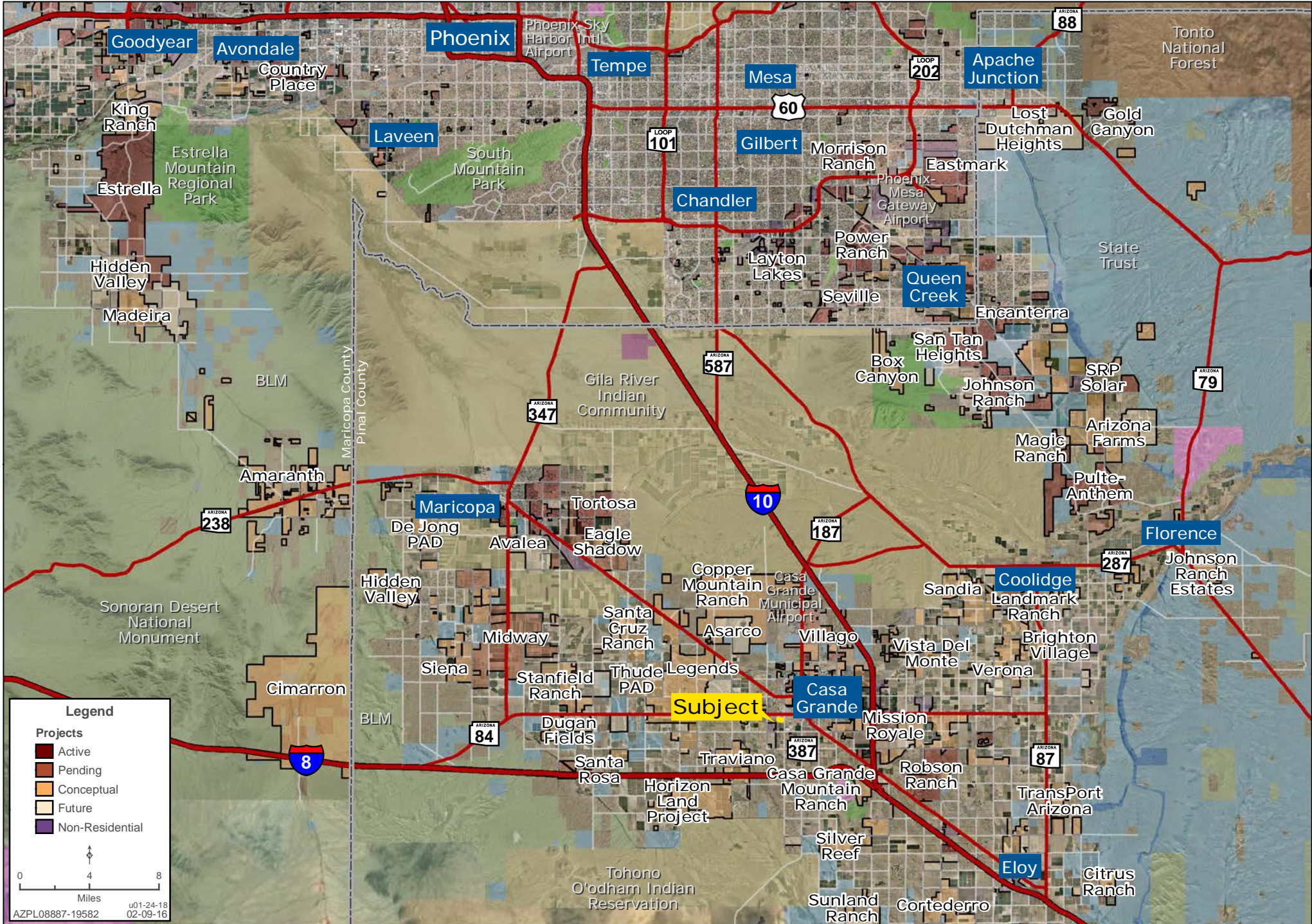
Kirk McCarville | [kmccarville@landadvisors.com](mailto:kmccarville@landadvisors.com)

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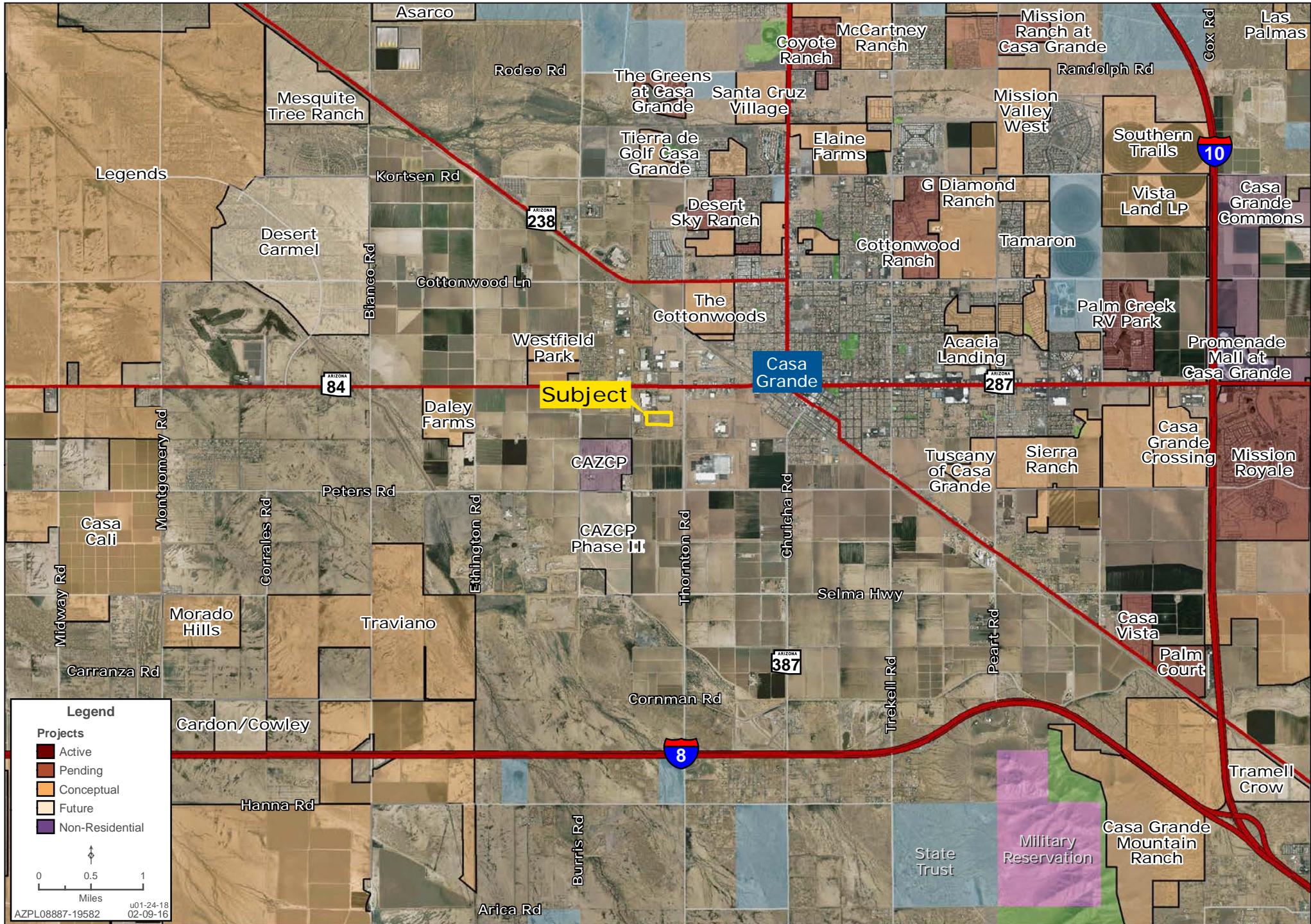
# REGIONAL MAP

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# SURROUNDING DEVELOPMENT MAP

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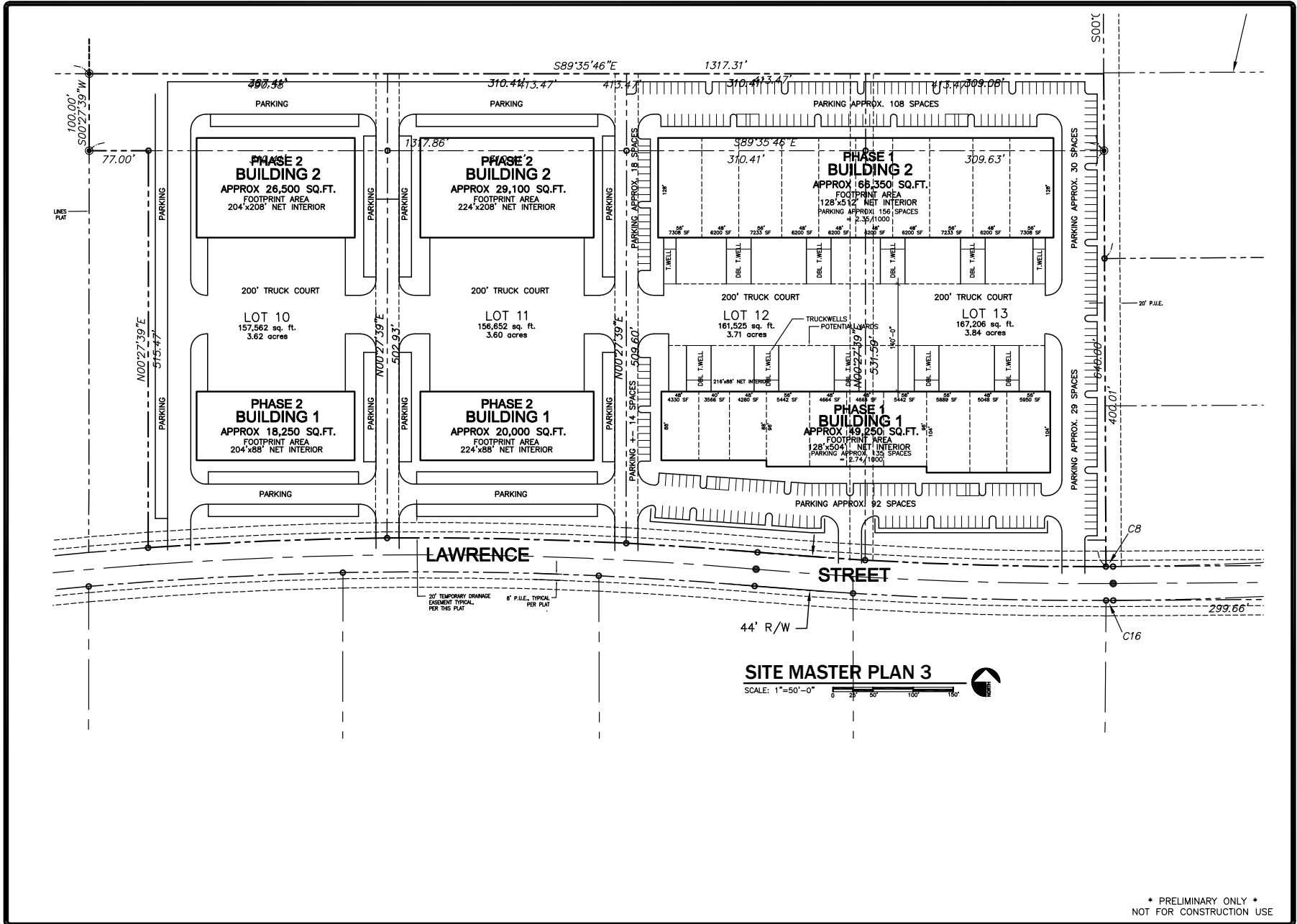


# PROPERTY DETAIL MAP

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# ±17.79 ACRES SITE MASTER PLAN



**DICKINSON ARCHITECTS INC**  
2520 E. MARICOPA BUILDING, SUITE 214,  
PHOENIX, ARIZONA 85016 (602) 856-4523  
INTERSTATE CONSTRUCTION ADMINISTRATION

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**NEW BUSINESS CENTER**  
**Casa Grande, Arizona**  
BY  
**Orsett Properties, Ltd.**

**PROGRESS PRINT**  
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REVISIONS

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JOB NO 2007-018

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