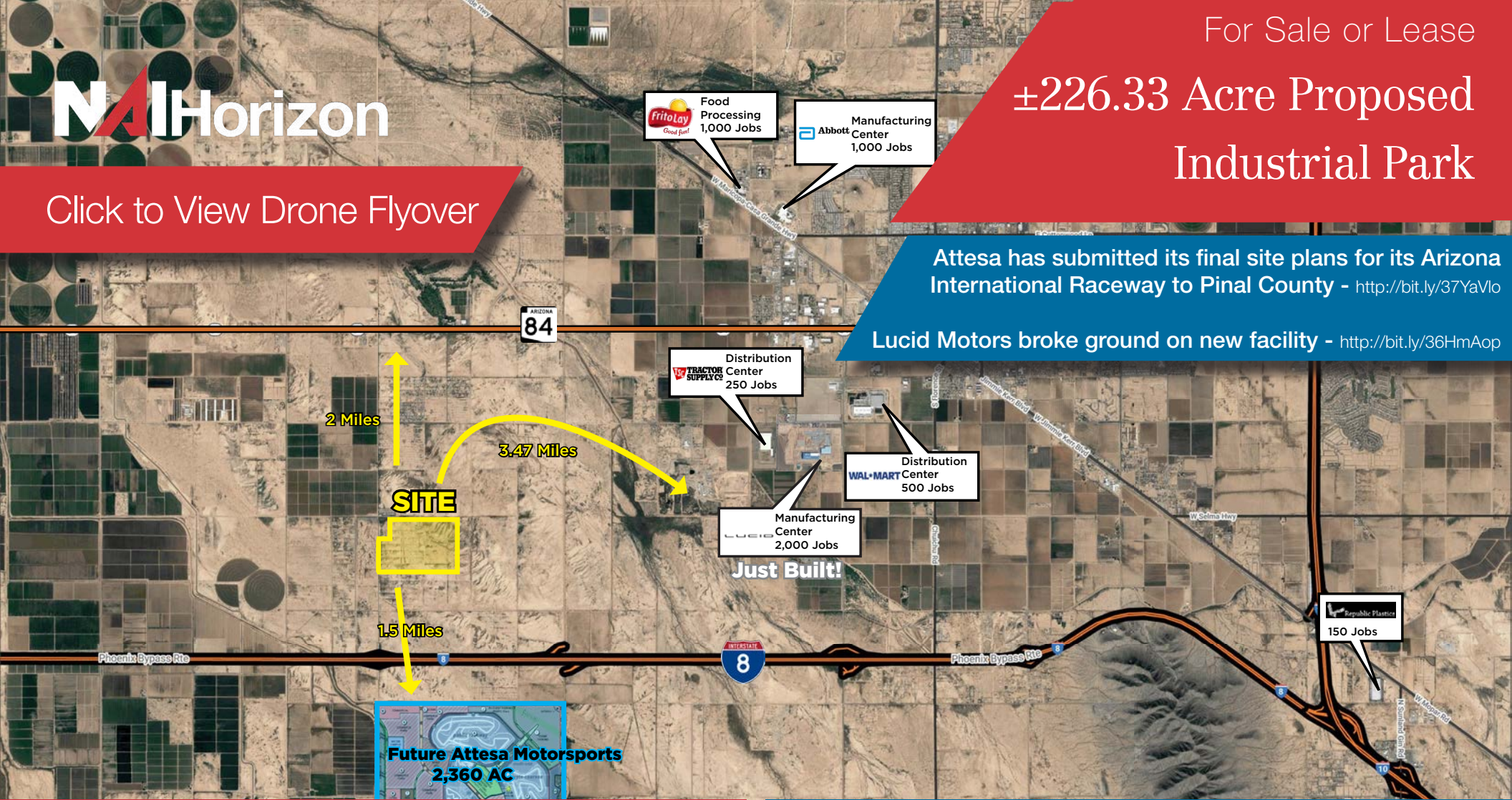




For Sale or Lease

±226.33 Acre Proposed Industrial Park

Click to View Drone Flyover



Attesa has submitted its final site plans for its Arizona International Raceway to Pinal County - <http://bit.ly/37YaVlo>

Lucid Motors broke ground on new facility - <http://bit.ly/36HmAop>

For Sale: \$3,990,000 (\$0.40/SF)

For Lease: \$3,150/Acre/Year

Morado Hills Industrial Park

SEC Montgomery Rd & Selma Hwy, Casa Grande, Arizona 85193

For more information:
John Filli, SIOR
+1 602 852 3411
john.filli@naihorizon.com

2944 N 44th Street, Suite 200
Phoenix, Arizona 85018
+1 602 955 4000
naihorizon.com

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For Sale or Lease
**Morado Hills
 Industrial Park**

Property Features

- Excellent location for development of ±226 acre light industrial park or solar electric generating facility
- Zoned I-1, Light Industrial
- Strategically located midway between the Greater Metropolitan Phoenix & Tucson areas
- Situated between 3 major transportation corridors (I-10, I-8 & Route 287)
- Easy ingress/egress with direct access to I-8 via an on and off ramp located ±0.5 miles to the South on Montgomery Rd which is 10 miles West of I-10

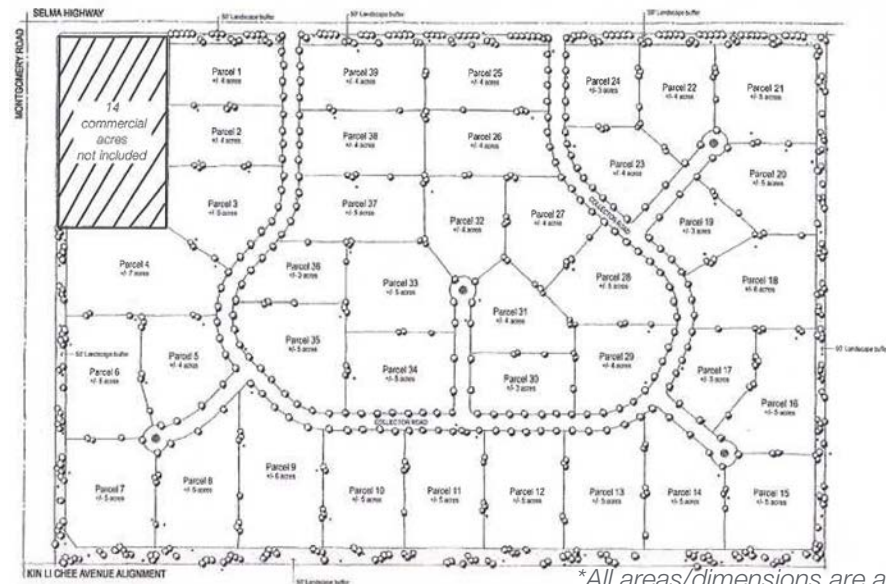
- Water: 8" line service, AZ Water Co.
- Power: APS
- Gas: Southwest Gas:
- Sewer: Septic (will eventually hook into Casa Grande sewer system)
- Phone/Cable: CenturyLink/Cox

Area Highlights

- 1,650 feet of frontage along Montgomery Hwy
- Light Industrial Park will accommodate distribution, warehousing, and light manufacturing uses
- Limited availability of similar type property in the Casa Grande area
- Montgomery Rd is planned to become the next major parkway linking I-8 traffic to I-10 N through DR Horton's planned 6,742 acre master planned community which includes over 20,000 new homes

**Seller Terms Available
 for the Purchase of the
 Entire ±226 Acres or
 Smaller Portions
 There-of as Follows:**

\$399,000 down (10%).
 Interest payments for only
 5 years based on 5.75%
 interest (fixed for 5 years).



*All areas/dimensions are approximate

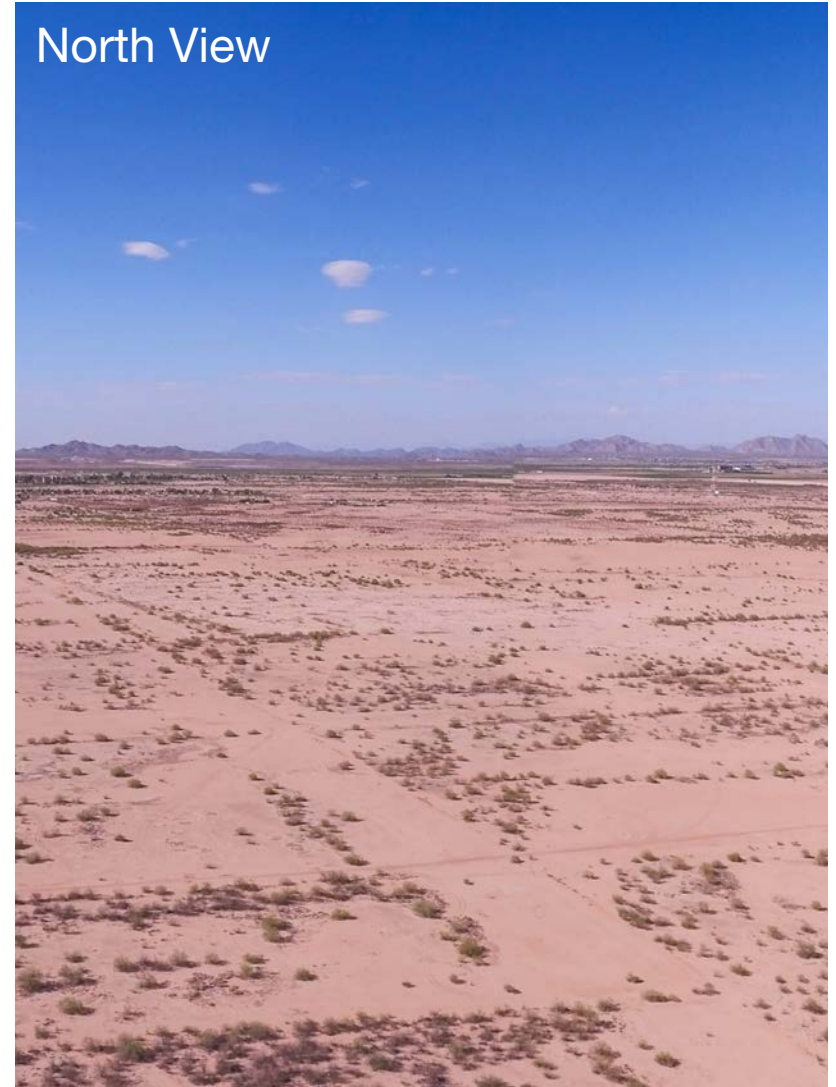
For Sale or Lease
**Morado Hills
Industrial Park**

Property Photos

South View



North View

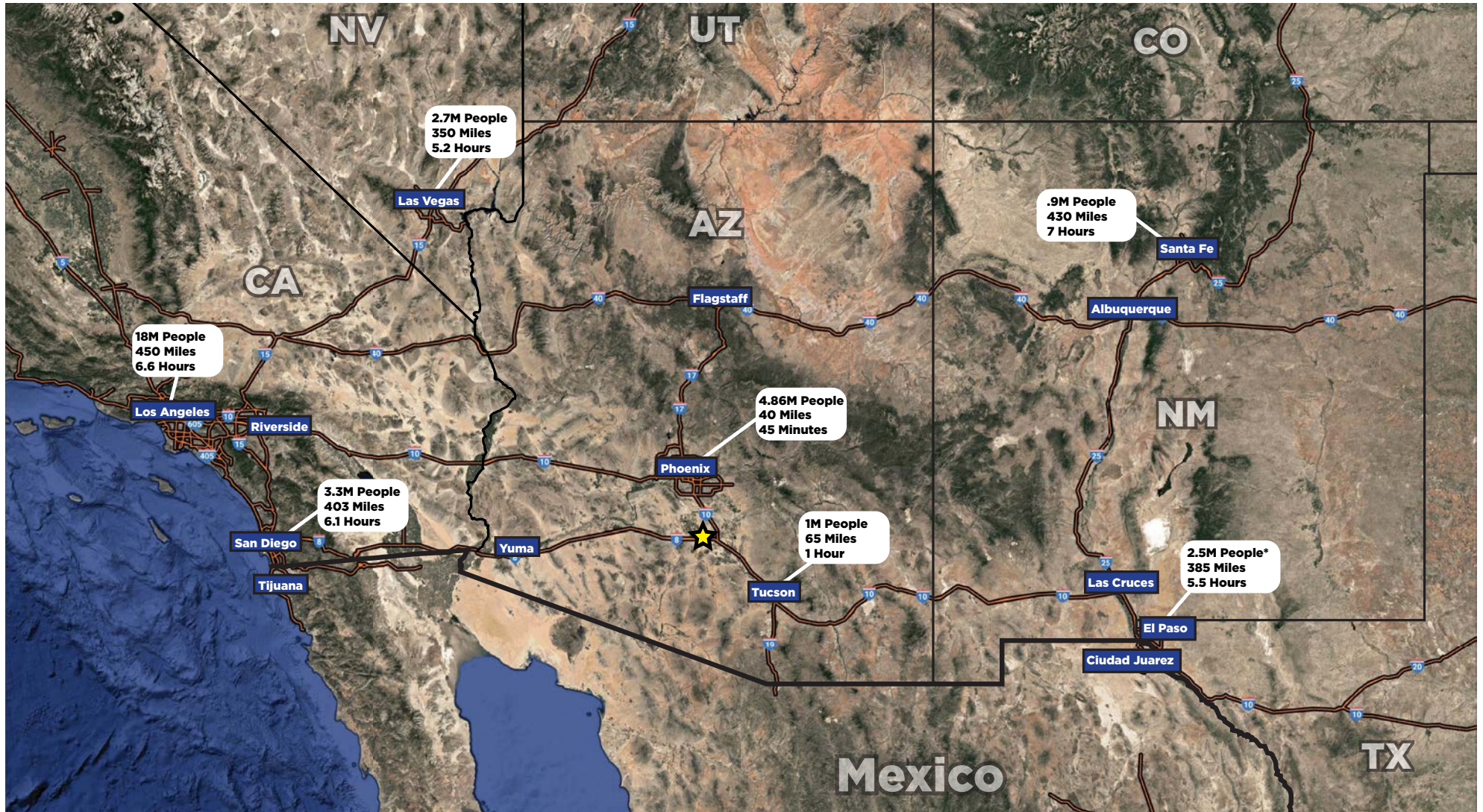


North View



For Sale or Lease
**Morado Hills
Industrial Park**

Freight Aerial



For Sale or Lease
Morado Hills
Industrial Park

Site Aerial

