

# SHOVEL READY INDUSTRIAL SITE

EXCLUSIVE LISTING | ASH AVENUE & FLORENCE STREET | CASA GRANDE, ARIZONA

Clayton Rd

**LOCATION** NWC Ash Avenue & Florence Street, Casa Grande, Arizona

**SIZE** ±11.38 acres

**PARCELS** 507-12-025J

**ASKING PRICE** \$2,800,000

**ZONING** I-1, Industrial

**TAXES** \$6,551.20 (2018)

## UTILITIES

Electrical - APS

Water - Arizona Water

Irrigation - San Carlos Irrigation & Drainage District

Sewer - City of Casa Grande

Gas - Southwest Gas

## COMMENTS

- Shovel ready
- Hard zoned
- Located next to Daisy Brand; Monsanto
- Proximity to Interstate 8 (±3 miles south) and Interstate 10 (±5 miles east)
- Strong recent industrial activity in the area
- Low trucking rates in the area
- Eligible for new market tax credits
- Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information.](#)



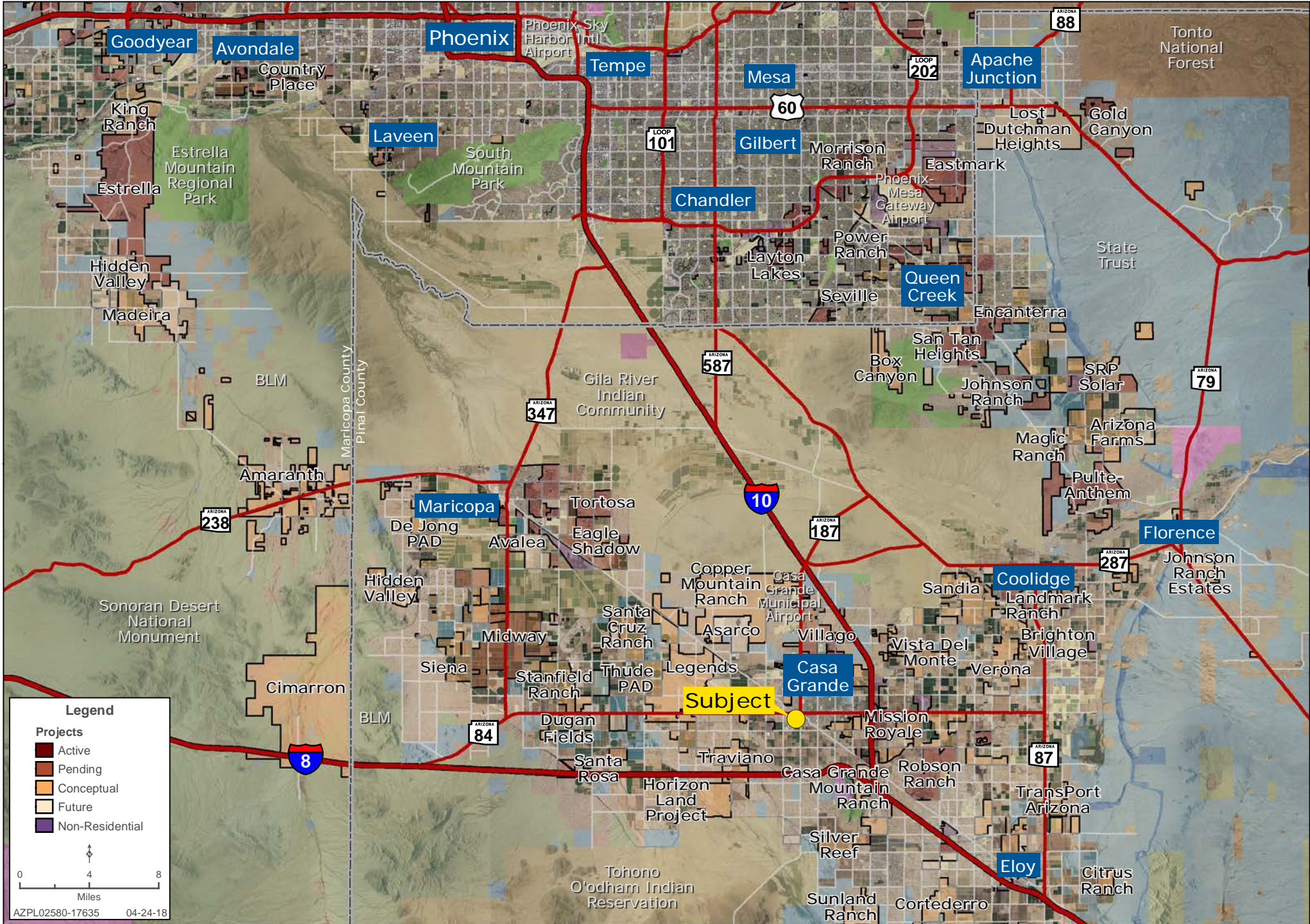
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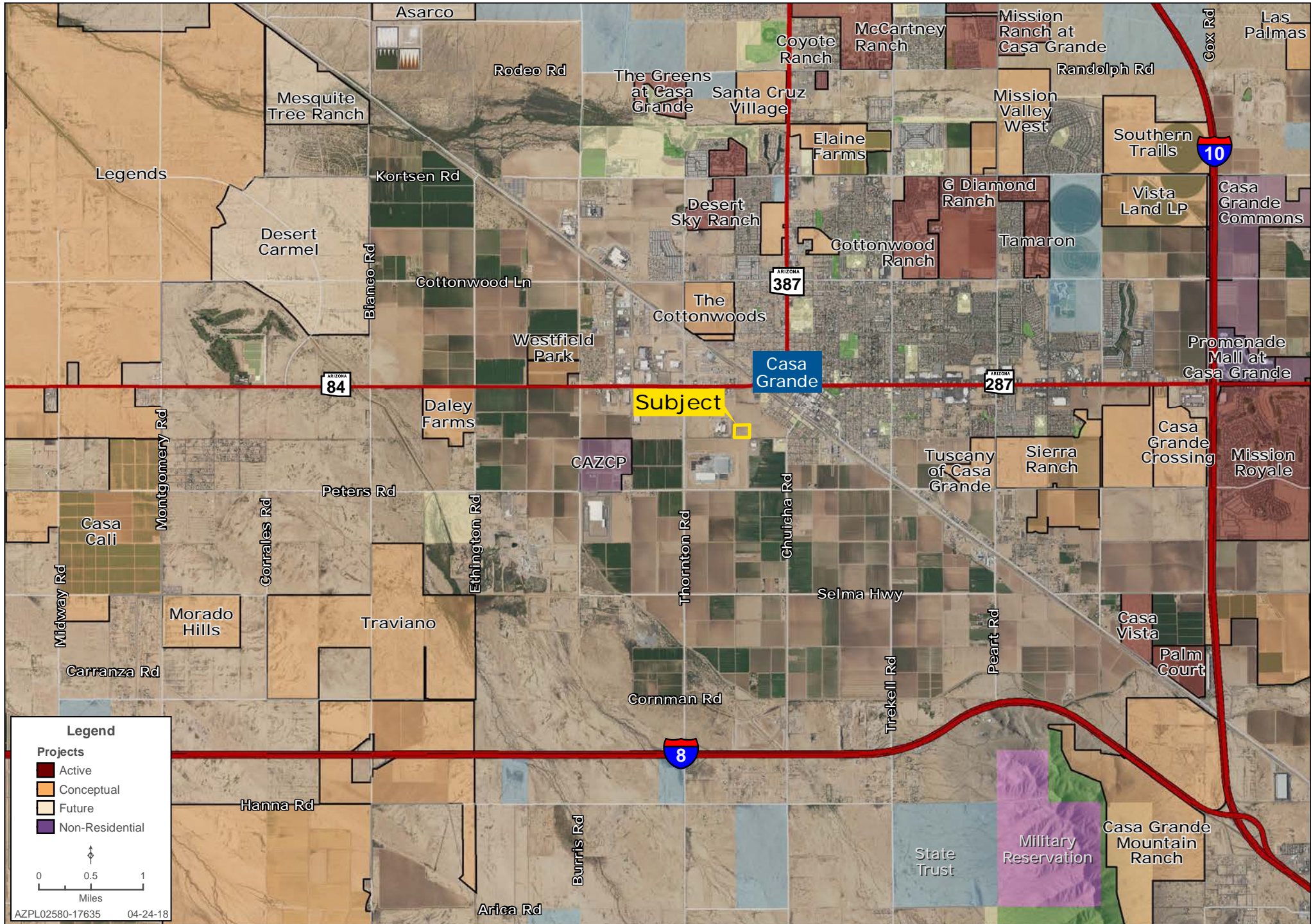
# REGIONAL MAP

Kirk McCarville | 480.483.8100 | www.landadvisors.com



# SURROUNDING DEVELOPMENT MAP

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# CAZCP CORPORATE NEIGHBORS MAP

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# PROPERTY DETAIL MAP

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