

# ±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** \$2.00 per square foot (\$1,549,864)

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

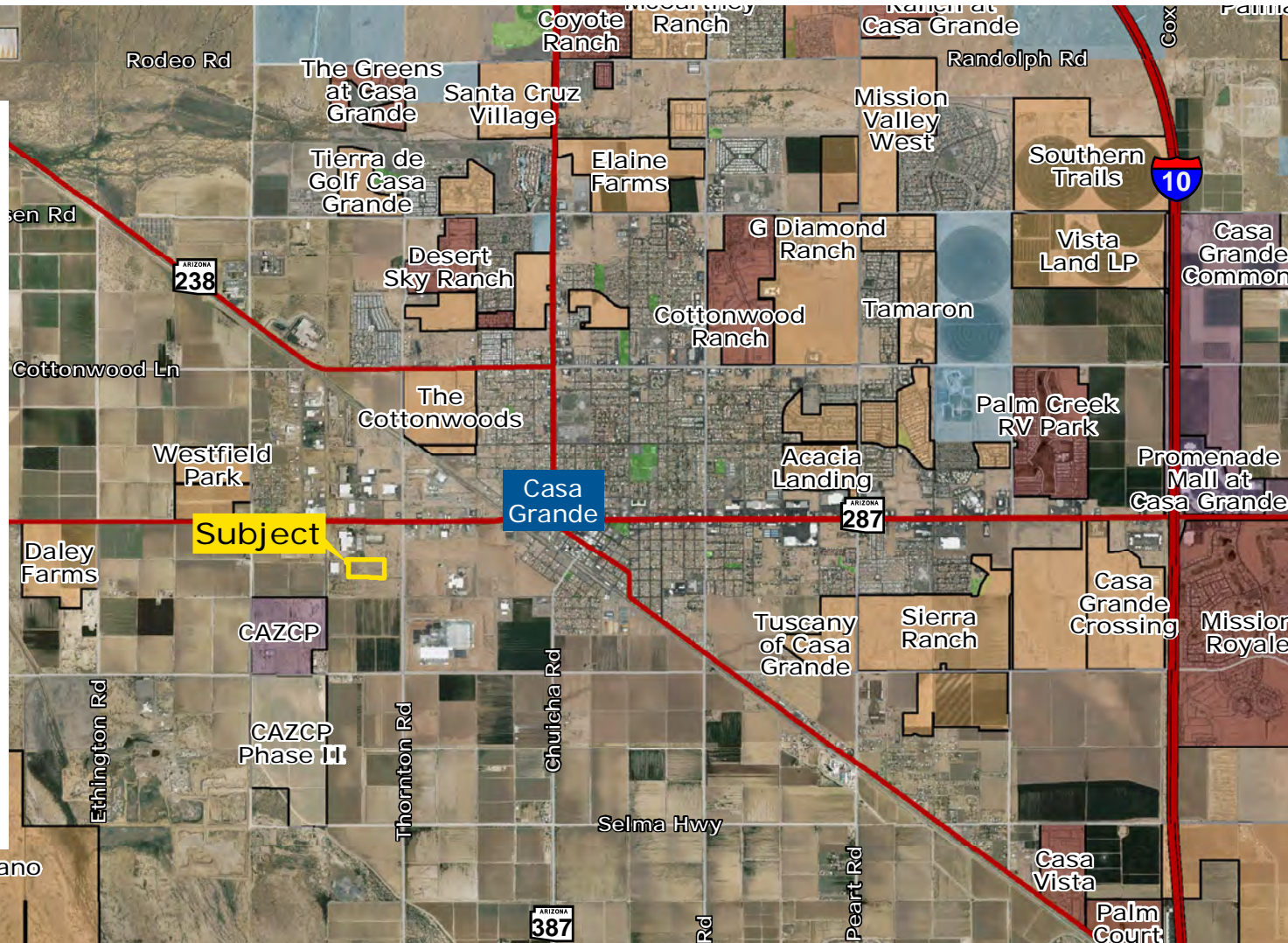
**ZONING** I-1, City of Casa Grande

## 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

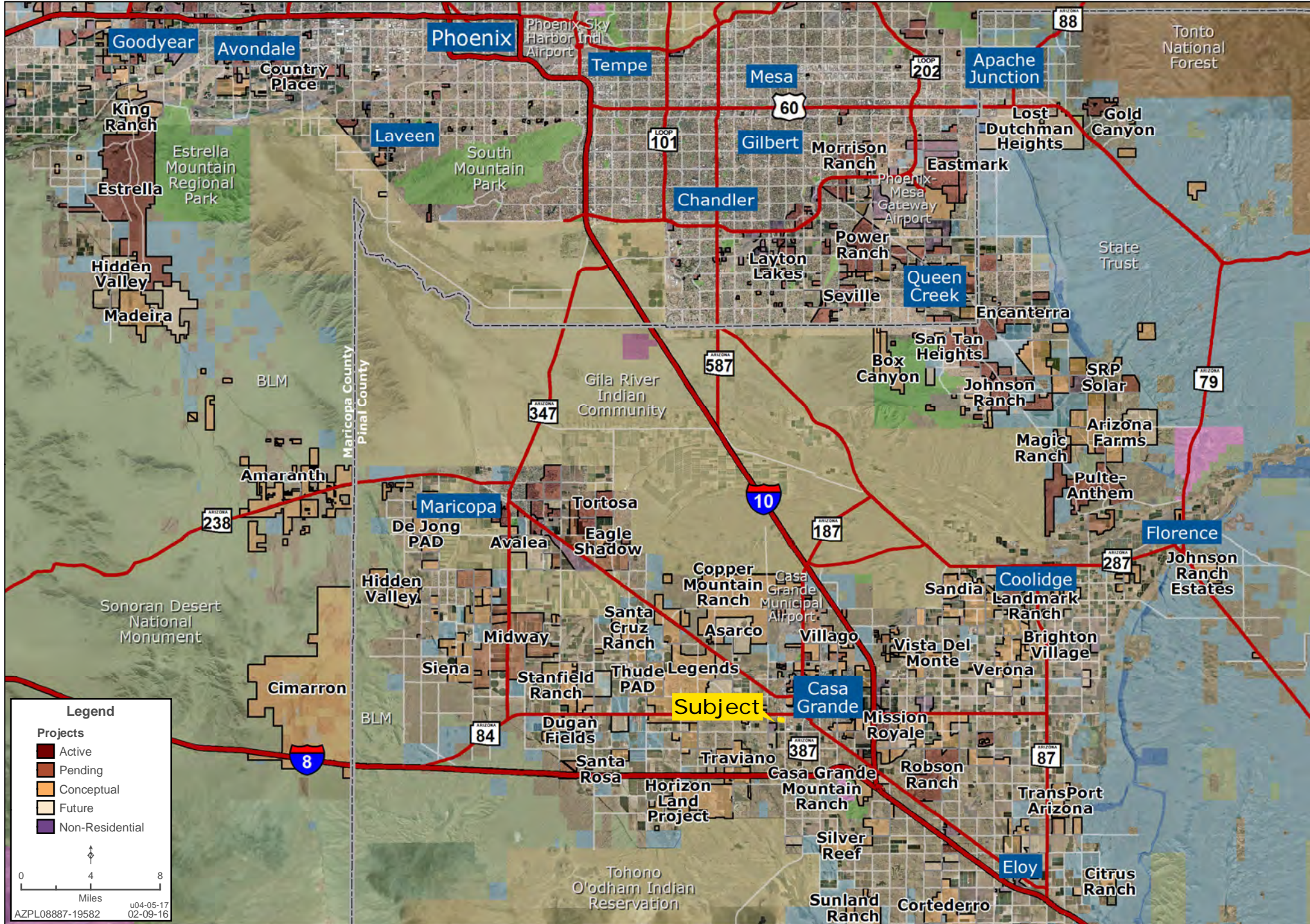


Kirk McCarville | [kmccarville@landadvisors.com](mailto:kmccarville@landadvisors.com) Michele Pino | [mpino@landadvisors.com](mailto:mpino@landadvisors.com)  
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | [www.landadvisors.com](http://www.landadvisors.com)

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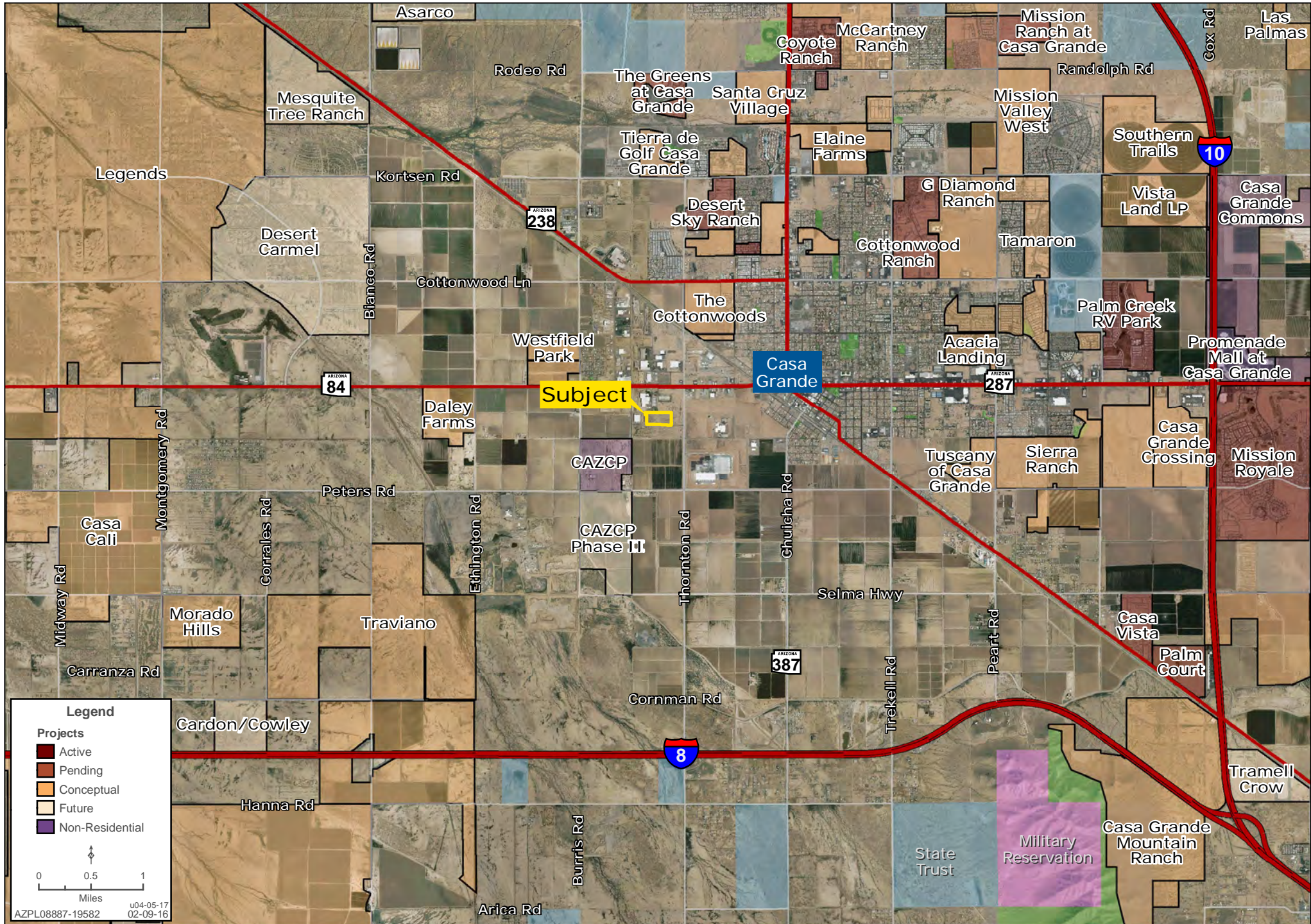
# REGIONAL MAP

Kirk McCarville | Michele Pino | 480.483.8100 | www.landadvisors.com



# SURROUNDING DEVELOPMENT MAP

Kirk McCarville | Michele Pino | 480.483.8100 | www.landadvisors.com




# PROPERTY DETAIL MAP

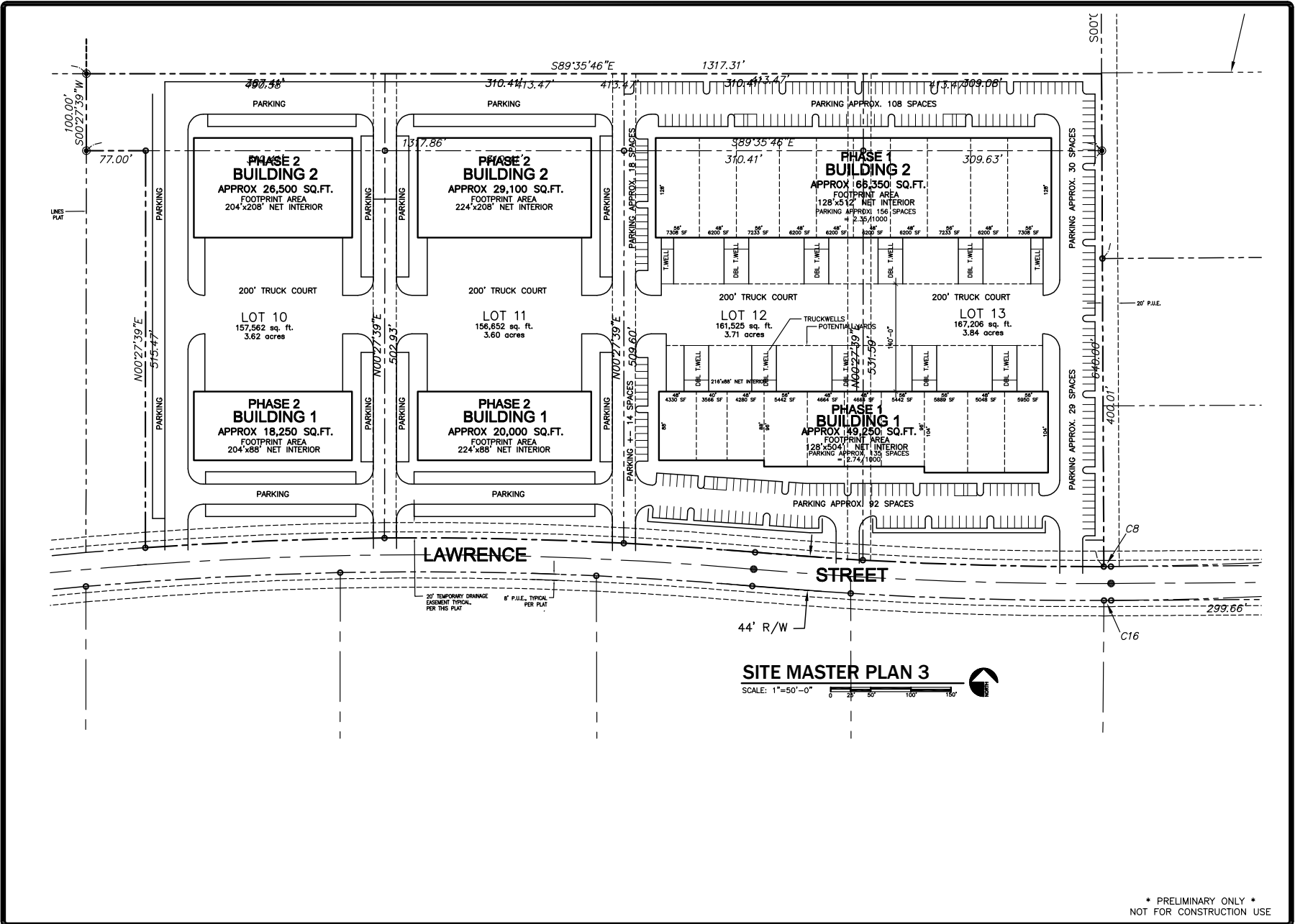
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Lawrence St

  
0 75 150  
Feet  
u04-05-17  
AZPL08887-19582 02-09-16

# ±17.79 ACRES SITE MASTER PLAN



**DICKINSON ARCHITECTS INC**

2225 E. MARICOPA BUILDING, SUITE 214  
PHOENIX, ARIZONA 85016 (602) 956-4523  
INTERIOR • 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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SITE MASTER PLAN 3

FILE: 70185MP3

DRAWN: LAD

ISSUED: 5.29.07

JOB NO: 2007-018

SHEET: **1** OF 1

\* PRELIMINARY ONLY \*  
NOT FOR CONSTRUCTION USE

# ±17.79 ACRES SITE MASTER PLAN

