

COTTONWOOD LN.

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HACIENDA

THE COTTONWOODS

MAIN ST.

WITHIN THE OPPORTUNITY ZONE

WESTFIELD PARK

COPPER VALLEY RESORT



ACACIA FARMS

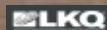
ASH AVE.

84

287

FLORENCE BLVD.

BURRIS RD.



THORNTON RD.



CHUICHI RD.

SUBJECT

84

TREKELL RD.

PETERS RD.



# CROSSROADS INDUSTRIAL PARK

SWC ASH & FLORENCE STREET | CASA GRANDE, AZ



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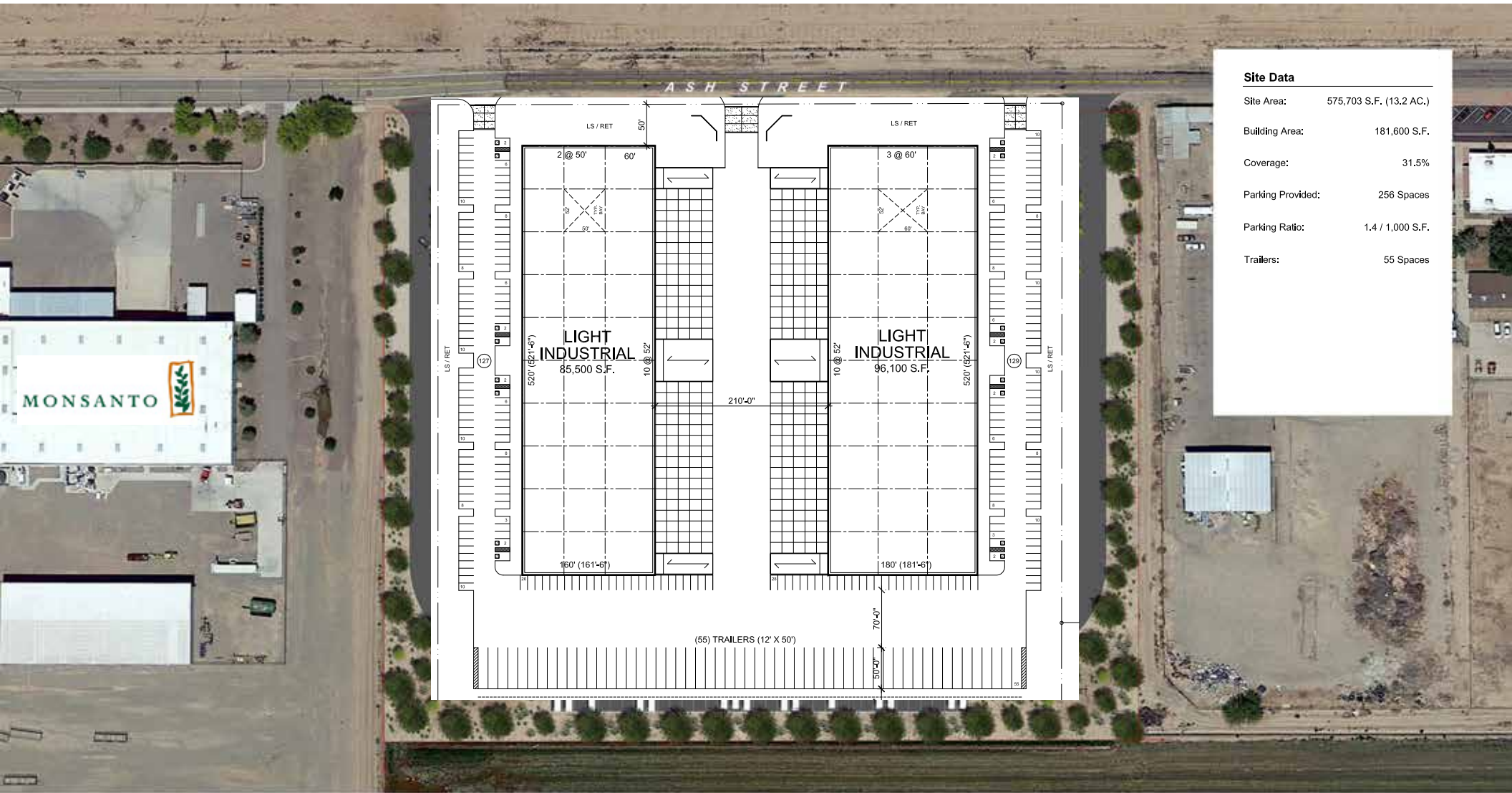
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# CROSSROADS INDUSTRIAL PARK

SWC ASH & FLORENCE STREET | CASA GRANDE, AZ



## Site Data

Site Area:	575,703 S.F. (13.2 AC.)
Building Area:	181,600 S.F.
Coverage:	31.5%
Parking Provided:	256 Spaces
Parking Ratio:	1.4 / 1,000 S.F.
Trailers:	55 Spaces

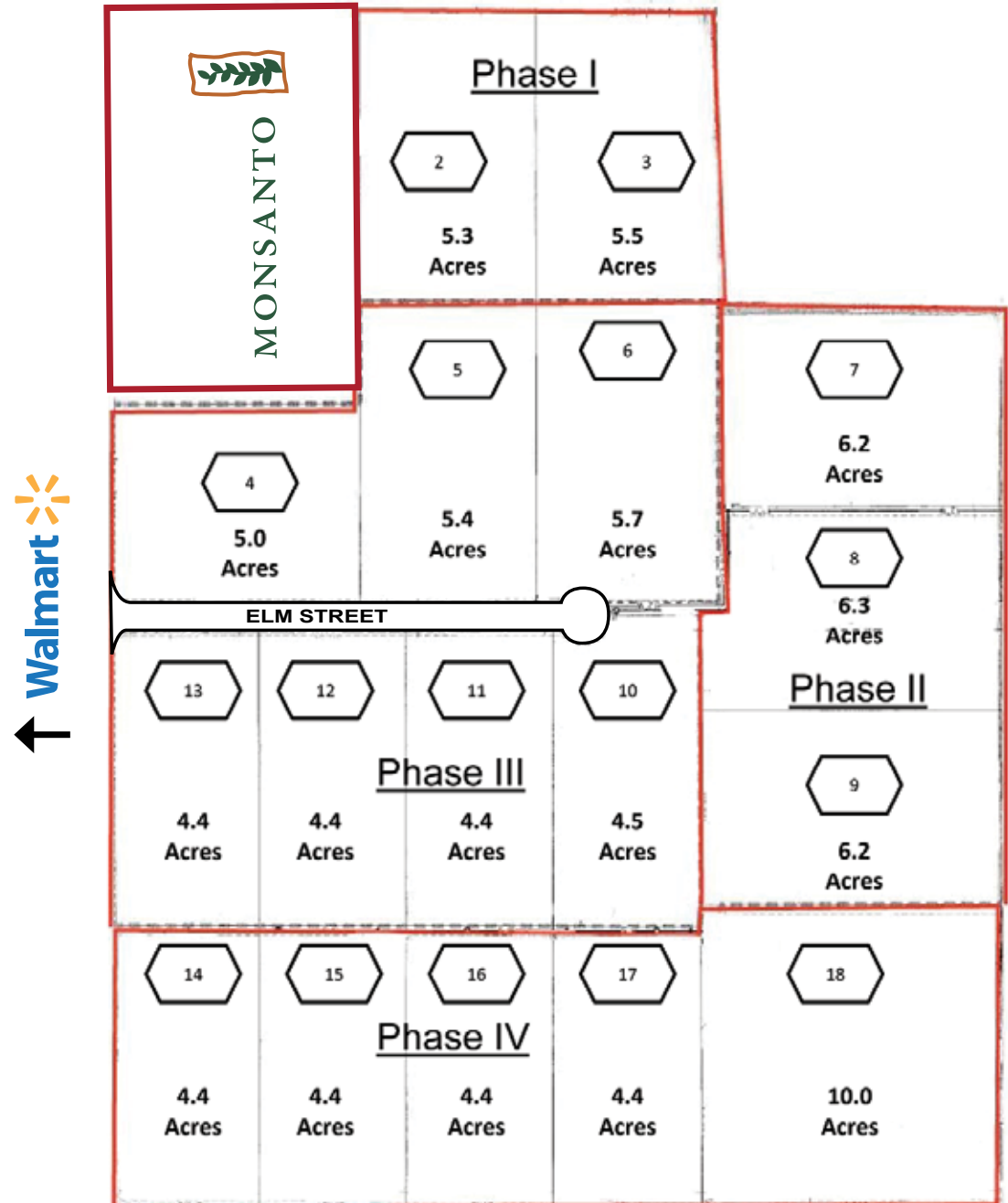
Property has approved DEVELOPMENT and SEWER AGREEMENT with the City of Casa Grande. The project has a preliminary plat for 10 acres of B-2 Commercial zoning and 16 parcels of I-1 (light industrial) zoning ranging from 4 - 6 acres with easy access to Peters Road on the south, Ash Street to the north, Florence Street to the east and Schultz Street to the west. These streets are strategically located between Thornton Road to the west and Trell Road to the east, both of which have full diamond interchanges off I-8.

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## PROPERTY HIGHLIGHTS:

- NWC Chuichu Road (Florence Street) & Peters Road
- Pinal County APN: 507-12-13B
- ±100 Acres/Divisible
- Zoning: I-1 (Light Industrial) - 90 Acres  
B2 (General Commercial) - 10 Acres
- Less than 3 miles to I-8 and less than 4 miles to I-10 Interstate
- Adjacent to 1 million SF foot Wal-Mart Regional Distribution Center, Monsanto 40,000 SF, Daisy Brands Facility
- Adjacent to Planned Lucid Motors Manufacturing Plant-estimated \$700M facility and 2,000 workers (±495 acres)



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## WHY CASA GRANDE?

The City of Casa Grande is the southern-most city in the Phoenix Metropolitan area and is conveniently located midway between Phoenix and Tucson, approximately one hour from each city. The I-8, I-10, and Union Pacific Railroad run through the city of Casa Grande, and the I-8/I-10 interchange is located just south of the downtown corridor providing convenient access to three major freight routes. Over the past two years, Casa Grande has generated significant media attention at the national and international levels with development announcements by:

- Lucid Motors (electric vehicle manufacturer)
- Attesa Motorsports (a 2,300-acre development that will include two professional racing venues)
- Dreamport Villages (a 1,500-acre extreme sport themed amusement park)
- Phoenixmart (a 1.5 million square foot international business-to-business sourcing center)

These four projects combined are projected to create over 30,000 jobs and represent over \$5B in capital investment over the next 10 years. In addition, the Attesa Motorsports venue and the Dreamport Villages are expected to attract over 4 million visitors a year.

Casa Grande's population has doubled since the year 2000, making it the largest city and tax base in Pinal County. Coupled with its rapidly growing economy and industrial sector, there has never been a better time to invest in Casa Grande!



## TRAVEL TIME:

Phoenix	40 minutes	50 miles
Tucson	1 hour	60 miles
San Diego	4 hours, 20 minutes	340 miles
Los Angeles	6 hours	420 miles
Las Vegas	5 hours	335 miles
Denver	13.5 hours	950 miles
Albuquerque	7.5 hours	525 miles
San Bernardino	4 hours, 45 minutes	320 miles