

# 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** ±45.41 acres (divisible)

**PARCELS** 507-12-025G, 507-12-025H, 507-12-025J

**ASKING PRICE** \$3,632,800 (\$80,00/acre)

**ZONING** I-1, Industrial

**TAXES** \$25,961.56 (2016)

## 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

CAZCP



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# REGIONAL MAP

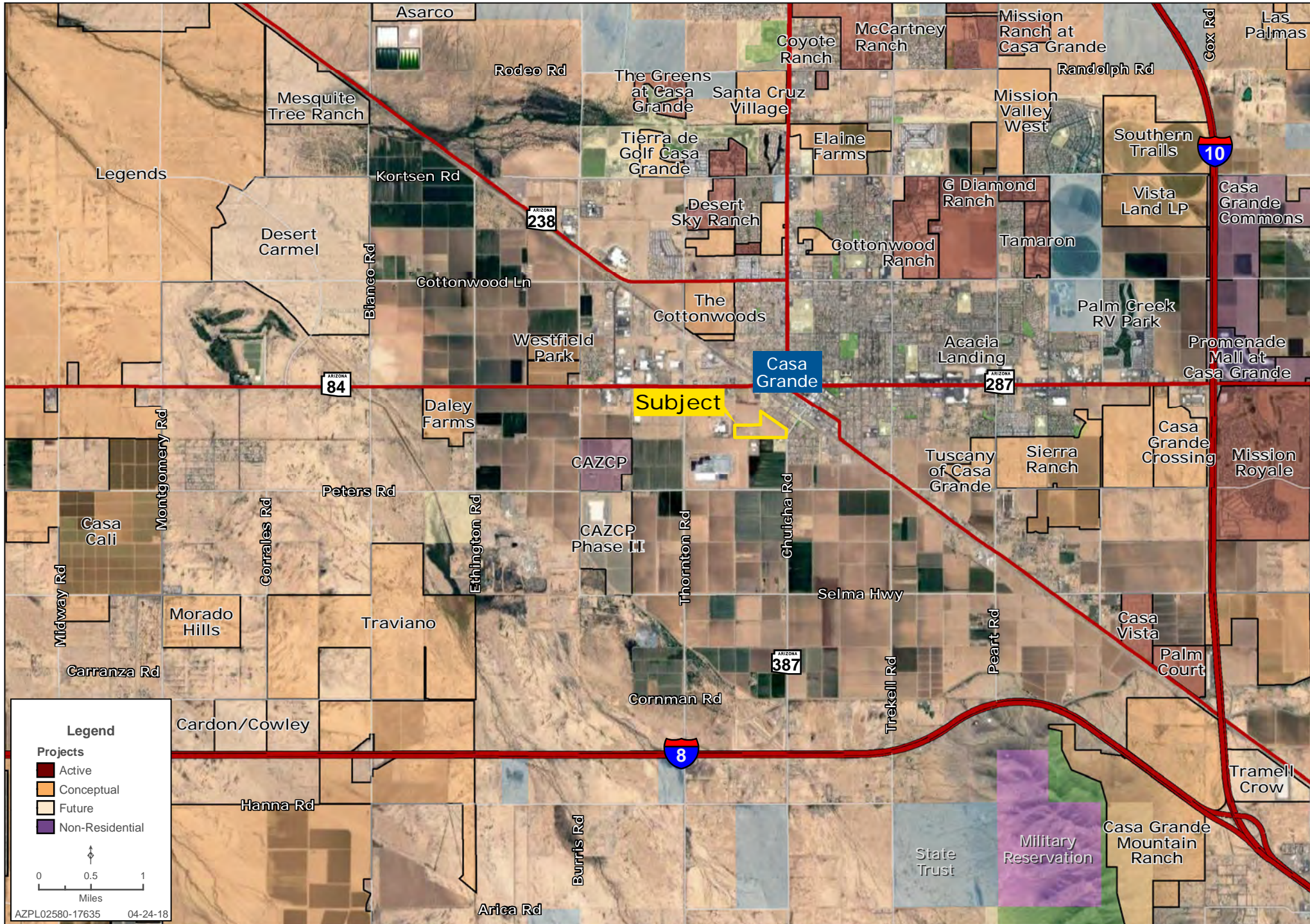
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# SURROUNDING DEVELOPMENT MAP

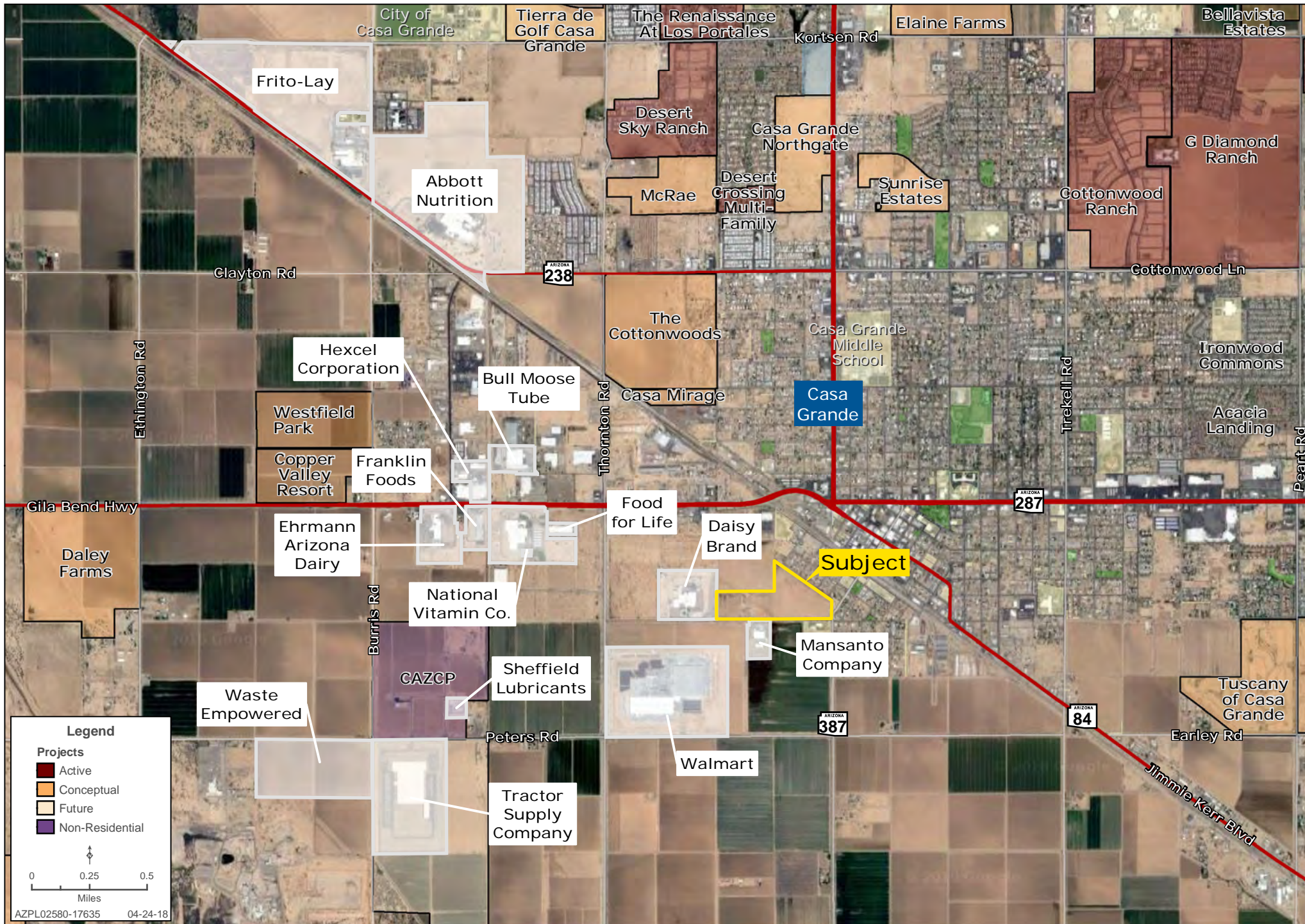
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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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