

# ±64,600 SF INDUSTRIAL BUILDING ON ±9.5 ACRES WITH HEAVY POWER

1474 N. VIP BLVD, CASA GRANDE, AZ 85122

RAIL CAPABLE



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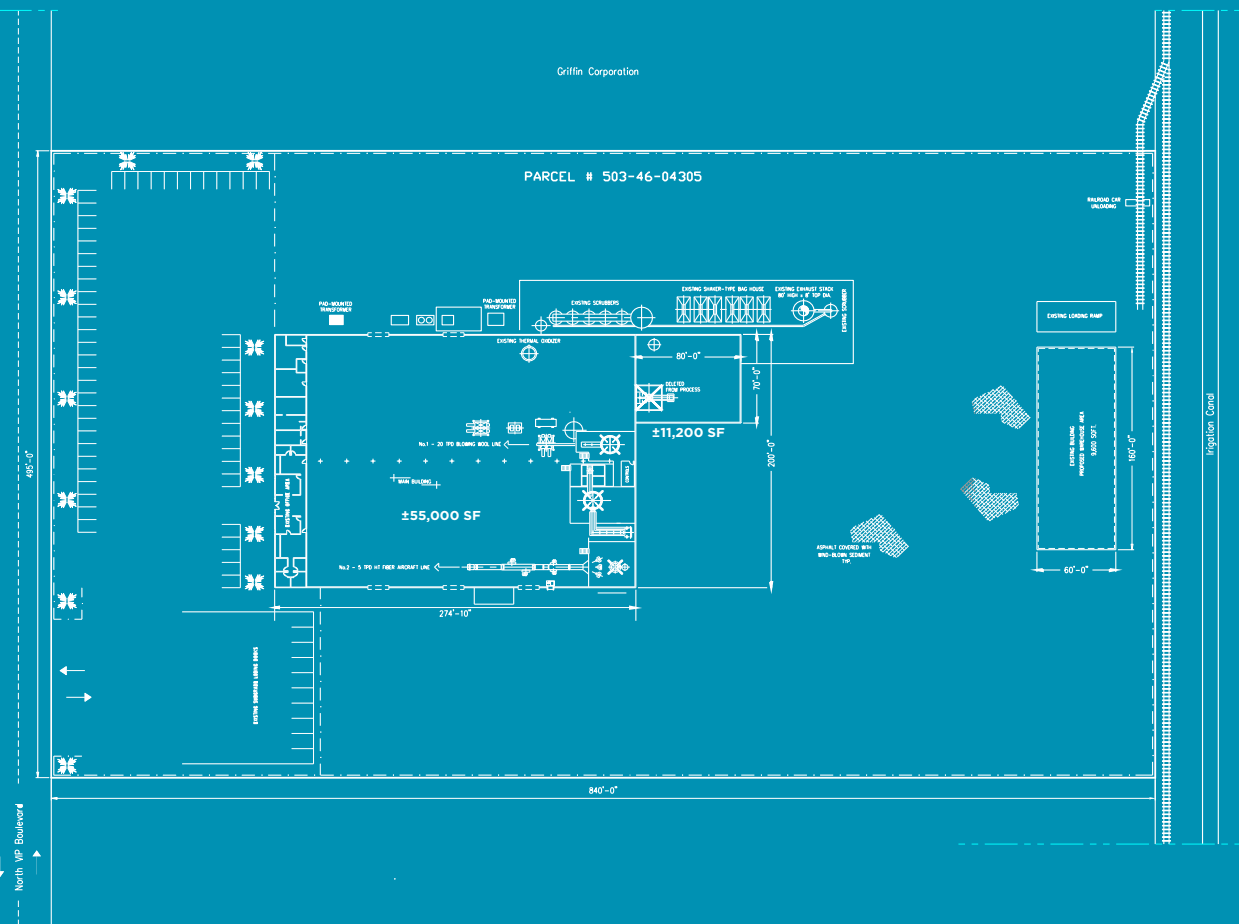
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# SITE PLAN & FEATURES



<b>MAIN BUILDING</b>	±55,000 SF on ±9.55 Acres
<b>OFFICE SPACE</b>	±2,576 SF
<b>BACK WAREHOUSE</b>	±9,600 SF
<b>CLEAR HEIGHT</b>	22'- 24'
<b>ZONING</b>	I-2, Heavy Industrial (City of Casa Grande)
<b>LOADING</b>	5 - 10'x20' Grade Level Doors 10 position subgrade loading Dock
<b>ROOF</b>	Replaced in 2012
<b>RAIL</b>	UP Capable (existing spur needs upgrades)
<b>POWER</b>	Minimum 6,000 A 277/480 3ph
<b>EXISTING EQUIPMENT</b>	Available per separate bill of sale. Contact Brokers for a list of equipment
<b>PARCEL NUMBER</b>	503-46-043
<b>TAXES</b>	\$35,991
<b>PRICE</b>	\$4,500,000/\$70 PSF
<b>UTILITIES</b>	Electric: Electric District Number Two Natural Gas: Southwest Telephone: Qwest Water: Arizona Water Company Sanitary Sewer: City of Casa Grande



## CORPORATE NEIGHBORS



889,176 SF



600,000 SF



525,773 SF



286,759 SF



208,539 SF



191,100 SF



177,595 SF



137,537 SF

131,522 SF



118,390 SF



107,000 SF



100,000 SF

# IN THE ZONE

## Foreign Trade Zone Capabilities:

Offers a ±72% reduction in real property tax and personal property (equipment) tax, in addition to duty deferral, duty elimination and reduced customs reporting entries.



## Opportunity Capabilities:

### Capital gains tax incentive for investing in opportunity zone

- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains



# GRAND LOCATION

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**

(Electric Vehicle Manufacturer)

**ATTESA**

(A 2,300-acre development that will include two professional racing venues)

**PHOENIXMART.**

(A 1,500-acre extreme sport-themed amusement park)

**DREAMPORT VIL-**

(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.

**IDEAL LOCATION**

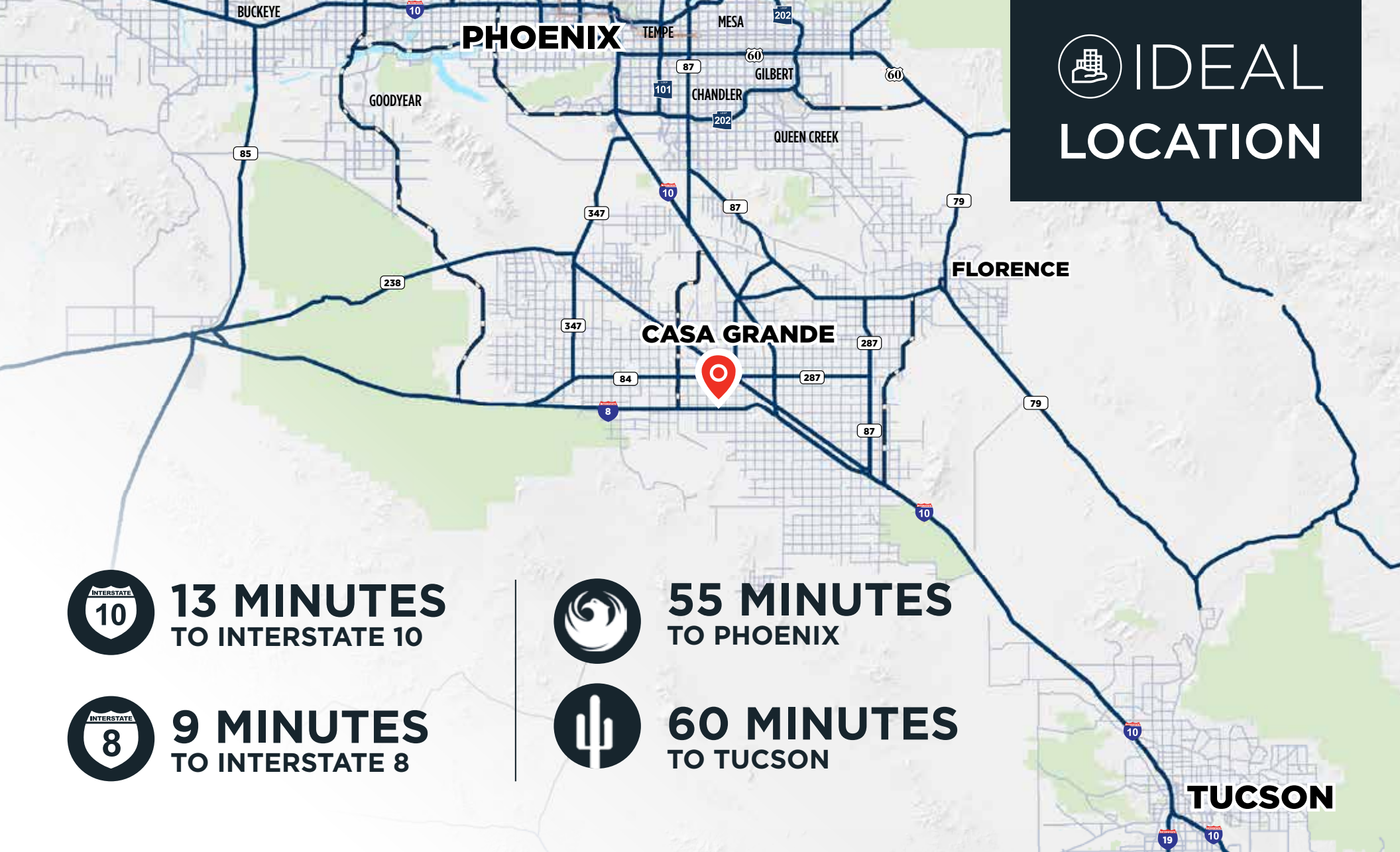


**54,000 POPULATION**



**30,000 JOBS OVER NEXT 10 YEARS**





 **IDEAL  
LOCATION**



**13 MINUTES**  
TO INTERSTATE 10



**55 MINUTES**  
TO PHOENIX



**9 MINUTES**  
TO INTERSTATE 8



**60 MINUTES**  
TO TUCSON

**1474 NORTH VIP BLVD.**

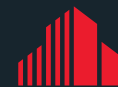
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