

# INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

SHOVEL READY | NWC PETERS ROAD & FLORENCE STREET | CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors<sup>®</sup>  
ORGANIZATION

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# PROPERTY HIGHLIGHTS



## PREMIER PROPERTY ACCESS

Property has easy access to Peters Road on the south, Ash Street to the north and Florence Street to the east. These streets are **strategically located** between Thorton Road to the west and Trekell Road to the east, both of which have full diamond interchanges off **I-8**.



## FULL UTILITIES & POWER FLEXIBILITY

Served by **City of Casa Grande** sewer, **Arizona Water Company** for water, electric service available from **APS** and **Grandfathered Water Rights**.



## SURROUNDED BY MAJOR MANUFACTURERS

Minutes from **Lucid Motors**, **Kohler**, **Chang Chun Petrochemical**, and more than **12 semiconductor suppliers** operating in the Casa Grande market.



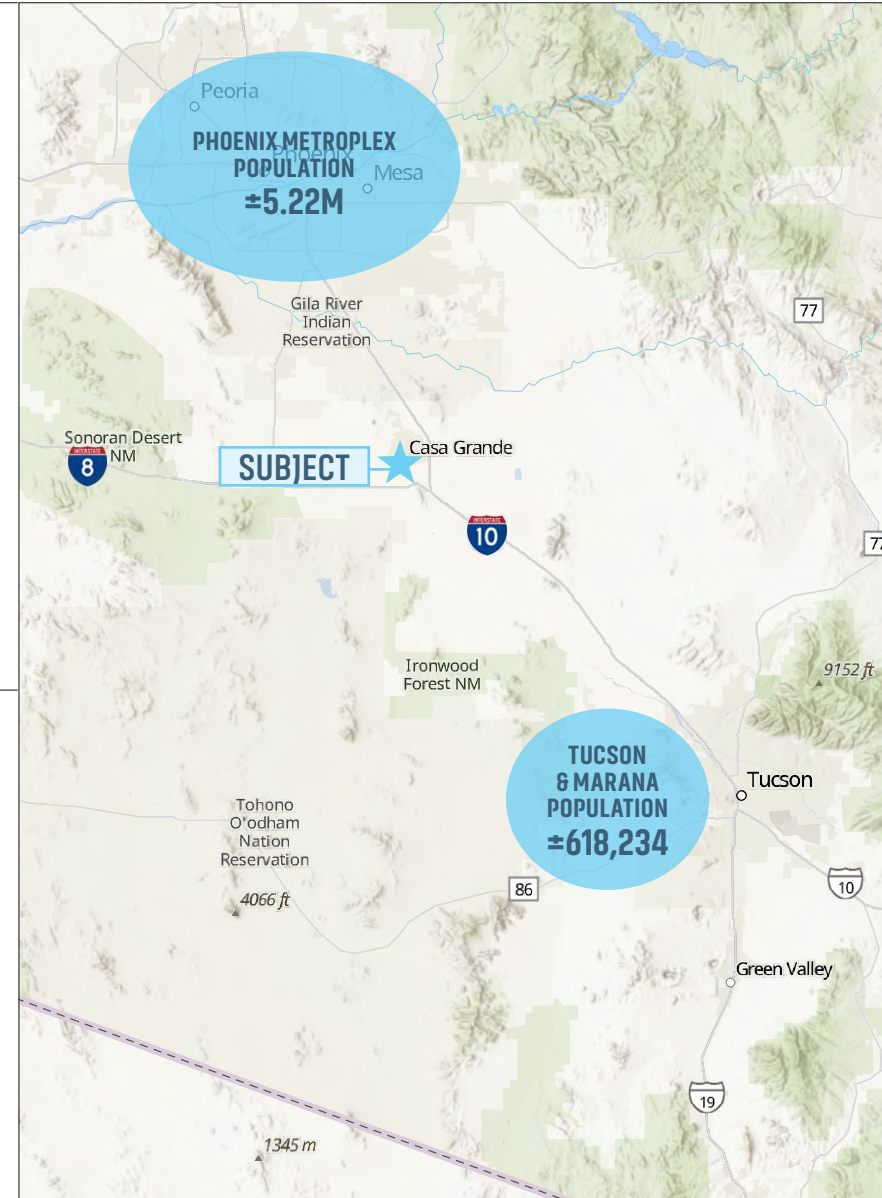
## ±68 ACRES, FULLY SHOVEL-READY & DIVISIBLE

Ready for immediate development with flexible parcel sizes to accommodate a variety of industrial users.



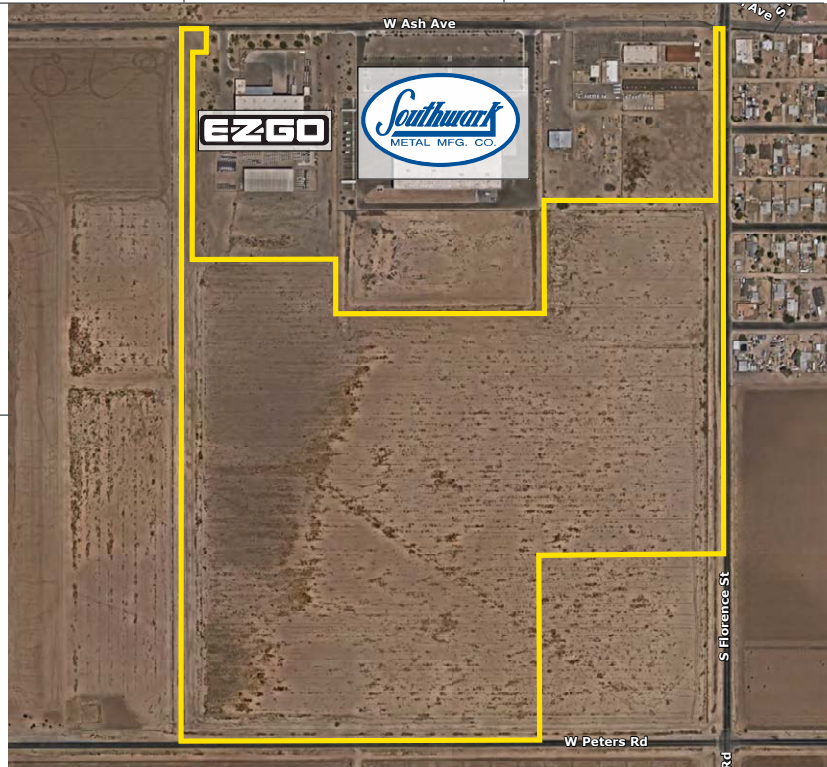
## IN ONE OF ARIZONA'S FASTEST-GROWING INDUSTRIAL CORRIDORS

Located between Phoenix and Tucson with access to a large workforce, expanding infrastructure, and billions of dollars in ongoing industrial investment.



# EXECUTIVE SUMMARY



|                                                                                                                                                                                                                                              |                                                                                                                                                        |                                                                                                                                                                                                                                         |                                                                                                                                                                                                             |                                                                                                                                                   |                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div></div> <div><b>LOCATION</b><br/>The Property is located at the northwest corner of Peters Road &amp; Florence Street in Casa Grande, Arizona.</div>    | <div></div> <div><b>LOT SIZE</b><br/>±68.83<br/>(Divisible)</div>     | <div></div> <div><b>PRICE</b><br/>Submit</div>                                                                                                         | <div></div> <div><b>ZONING</b><br/>±49 acres<br/>(507-12-013E) zoned I-2<br/>±20 acres<br/>(507-12-013F) zoned I-1</div> | <div></div> <div><b>TAXES</b><br/>\$59,400.26<br/>(2025)</div> | <div></div> <div><b>PARCELS</b><br/>507-12-013E<br/>507-12-013F</div> |
| <div></div> <div><b>IRRIGATION</b><br/>San Carlos Irrigation District<br/><a href="#">Please click here to view the Water Rights</a></div>                  | <div></div> <div><b>GENERAL PLAN</b><br/>Manufacturing/Industry</div> | <div></div> <div><b>TECHNOLOGY CORRIDOR</b><br/>Be a Part of the Technology Hub - Casa Grande Tech Corridor</div>                                     |                                                                                                                         |                                                                                                                                                   |                                                                                                                                                          |
| <div></div> <div><b>DUE DILIGENCE</b><br/><a href="#">Please click here to view the Due Diligence material Offsite/Onsite Improvement Estimates</a></div> |                                                                                                                                                        | <div></div> <div><b>ECONOMIC GROWTH</b><br/>More than 27k New Jobs<br/>Coming to Pinal County<br/><a href="#">Click here to view new jobs</a></div> |                                                                                                                                                                                                             |                                                                                                                                                   |                                                                                                                                                          |

# CORPORATE NEIGHBORS | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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- Projects**
- Active
  - Pending
  - Conceptual
  - Future
  - Non-Residential

**FITZGIBBONS**  
First American Title  
LAW  
**HILGARTWILSON**  
MOUNTAIN STATES CONTRACTING  
INDUSTRIAL

AMENITIES

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# AREA | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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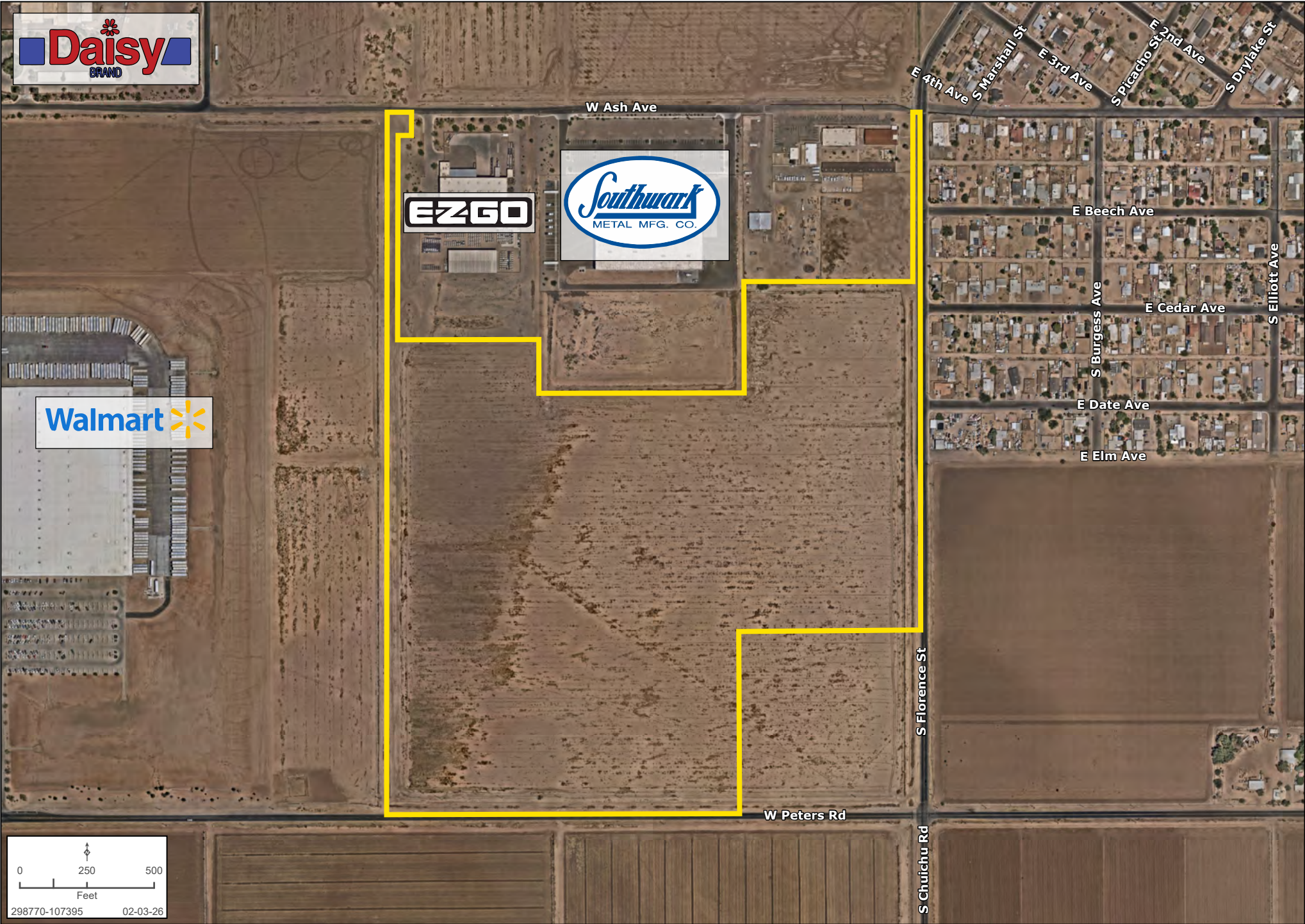
# DISTANCE TO INTERCHANGE | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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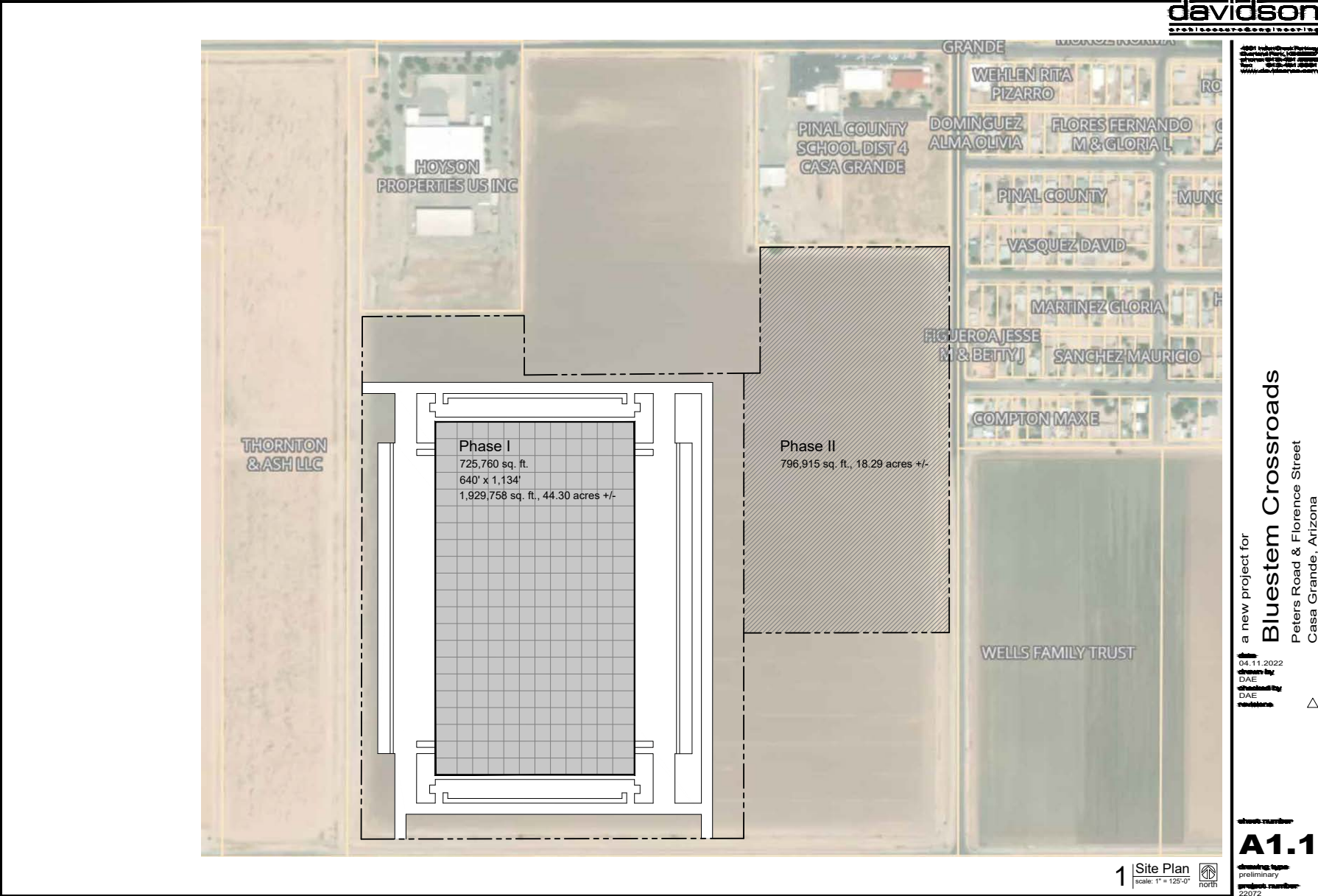


DETAIL | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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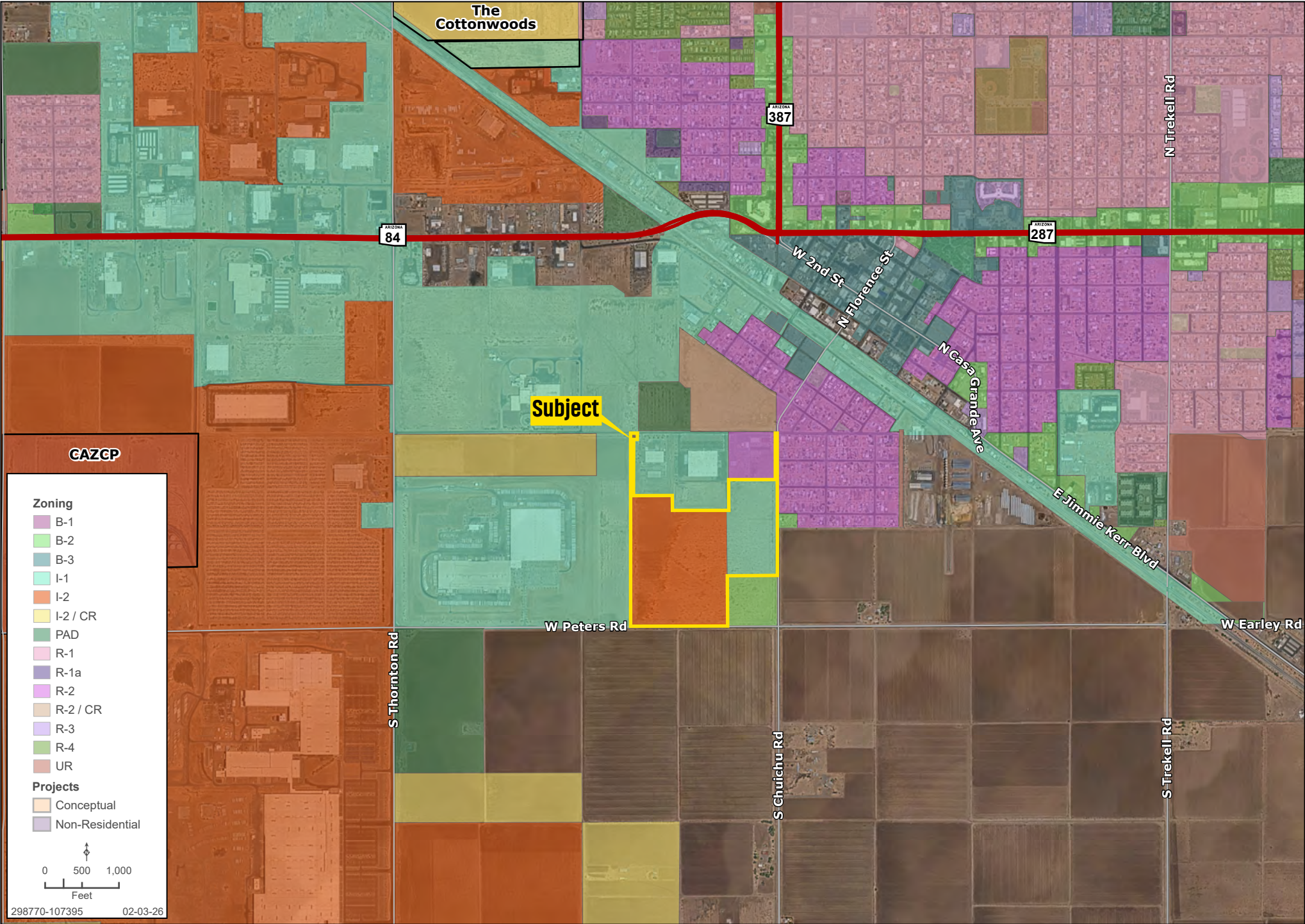


# SITE PLAN



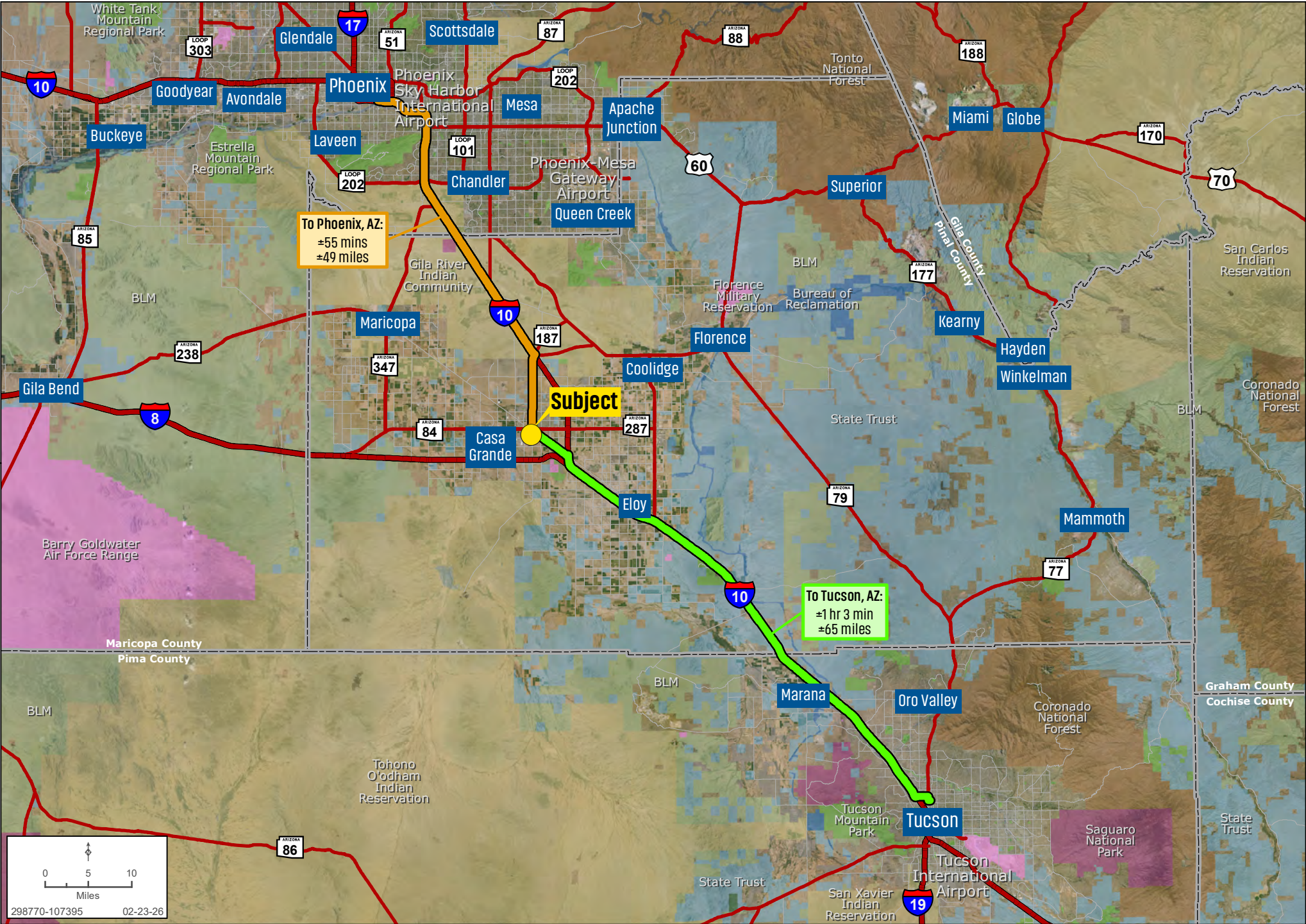
# CITY ZONING | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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# DISTANCES TO PHOENIX AND TUCSON | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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