

Central Arizona Commerce Park

Casa Grande, AZ



NEC Burris Road and Peters Road, Casa Grande, AZ

CAZCP

Available



Central Arizona Commerce Park

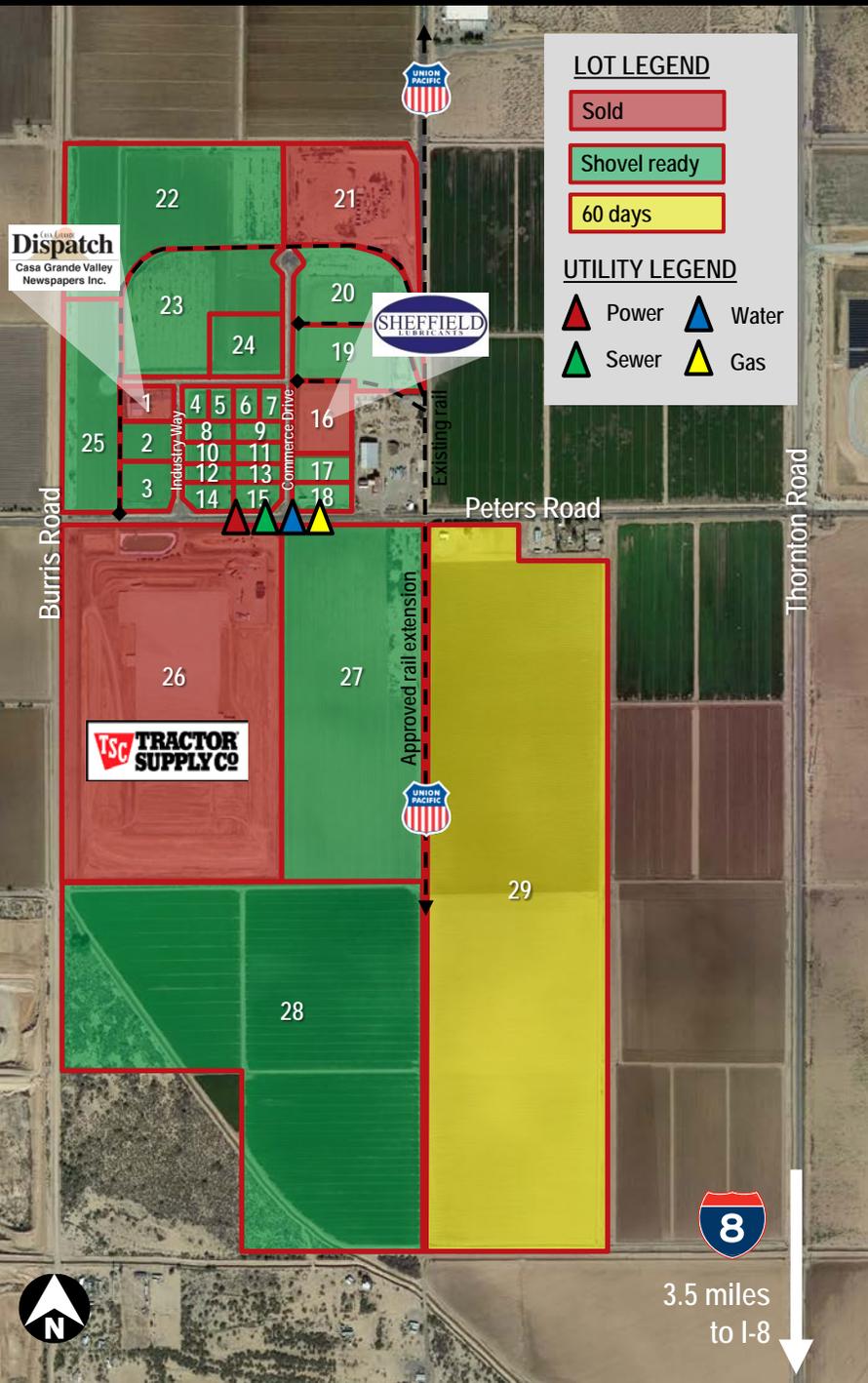
Casa Grande, AZ



GREATER PHOENIX
ECONOMIC COUNCIL

Arizona State Incentives

- Arizona Quality Jobs Tax Credit: Corporate tax credits of up to \$9,000 for each qualifying new job
- Qualified Facilities – designed for manufacturers: \$20,000 per job refundable tax credit or 10% of the capital investment in a manufacturing facility
- Foreign Trade Zone Program: Up to a 75% reduction in state real and personal property taxes



LOT LEGEND

- Sold (Red box)
- Shovel ready (Green box)
- 60 days (Yellow box)

UTILITY LEGEND

- Power (Red triangle)
- Water (Blue triangle)
- Sewer (Green triangle)
- Gas (Yellow triangle)

Property features

- ±571 acres (total park)
- Rail and non-rail served fully improved lots with build to suit options
- Divisible down to 0.8 acre lots
- "Industrial track agreement" from Union Pacific Railroad; 3rd party short-line operator
- Zoned I-2 heavy industrial
- Shovel-ready site
- 36" sewer line
- 16" water line
- 6" high pressure Southwest gas line
- High pressure Kinder Morgan interstate gas lines
- Redundant power: APS, San Carlos
- Century Link Telecom
- Masterplan Traffic Study (City will allow user to base their studies on this)
- Development Agreement with City of Casa Grande
- Environmental & Archeological Study with Finding of No Significant Impact from BIA
- Easy access to Interstate 10 and Interstate 8
- Permitted uses include: warehousing, manufacturing, rail, distribution, and retail

Lot	Size	Lot	Size	Lot	Size
1*	2.4 acres	11	1.2 acres	21*	16.5 acres
2*	2.1 acres	12	1.2 acres	22*	34.2 acres
3*	4.1 acres	13	1.2 acres	23*	19.5 acres
4	1.0 acres	14	1.7 acres	24	5.3 acres
5	0.8 acres	15	1.8 acres	25*	19.5 acres
6	0.8 acres	16*	4.5 acres	26	100 acres
7	1.0 acres	17	2.3 acres	27	58.3 acres
8	1.2 acres	18	2.2 acres	28	120.1 acres
9	1.2 acres	19*	8.2 acres	29	155 acres
10	1.2 acres	20*	11.4 acres		*rail served

Premier Industrial Rail Park opportunity

Why Central Arizona

- Conveniently located along the Canamex corridor and I-10 to California
- An hour from Phoenix and Tucson and international airports
- Well established multimodal transportation in road, rail and air with direct routes to the Ports of Los Angeles and Long Beach
- Plentiful resources and raw materials for agriculture, aviation and aerospace technology, mining and specialized manufacturing
- Extremely affordable municipal utilities

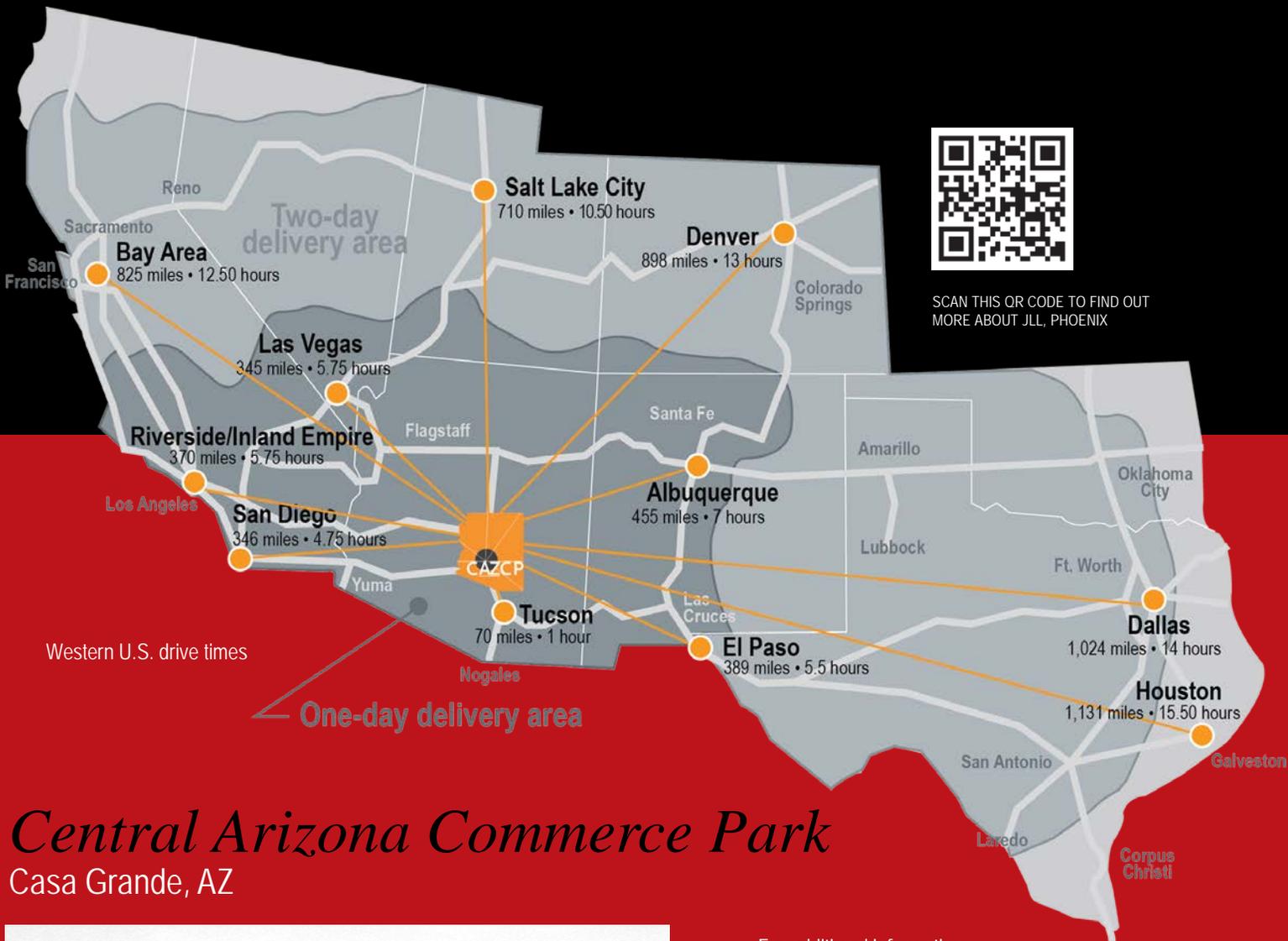


Union Pacific Railroad



- Links 23 states in the western two-thirds of the United States.
- Connects with Canada's rail systems and is the only railroad serving all six major gateways to Mexico.

- Active line through Casa Grande that connects major ports and freight transfer points in Los Angeles and El Paso.
- Currently in the process of adding an additional rail line along their Sunset Line, thereby increasing capacity and enhancing the availability for local access.



SCAN THIS QR CODE TO FIND OUT MORE ABOUT JLL, PHOENIX

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Regional Accessibility

One-day population range: +30,000,000
 Two-day population range: +83,000,000

Phoenix	30 minutes	40 miles
Tucson	1 hour	60 miles
San Diego	5 hours	340 miles
Las Vegas	5 hours	340 miles
Los Angeles	6 hours	420 miles
El Paso	5.5 hours	385 miles
Nogales	2 hours	133 miles

Central Arizona Commerce Park is located where many of Arizona's major transportation corridors converge, making the area one of the most sought after locations for commerce and distribution in Arizona and the Southwest

For additional information:

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