

±36 SHOVEL READY ACRES

CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY

LOCATION The Property is located at the southeast corner of Thornton Road & Ash Avenue in Casa Grande, Arizona.

SIZE ±36 Acres

PRICE Submit

ZONING I-1, Industrial

UTILITIES Water - Arizona Water Company ([Click here to view Agreement](#))
 Sewer - City of Casa Grande
 Electric - APS ([Click here to view Agreement](#))
 Gas - Southwest Gas ([Click here to view Agreement](#))

- COMMENTS**
- Built to Suite Available
 - Major employment center in Casa Grande
 - Corporate neighbors include Wal-Mart, Daisy, Micron, Abbott Laboratories, Pepsi, FritoLay, & Budweiser
 - Located 2.5 miles from I-10 and 4.5 miles from I-8
 - Excellent truck access via Thornton Road & Ash Avenue
 - Adjacent uses primarily food processing and warehouse distribution
 - Eligible for new market tax credits
 - Included in the Arizona Commerce Authority Opportunity Zone. [Click here for more information](#)

PARCELS 507-12-011P, 507-12-011Q

DUE DILIGENCE [Click here to view the Due Diligence Documents](#)



CORPORATE NEIGHBORS MAP

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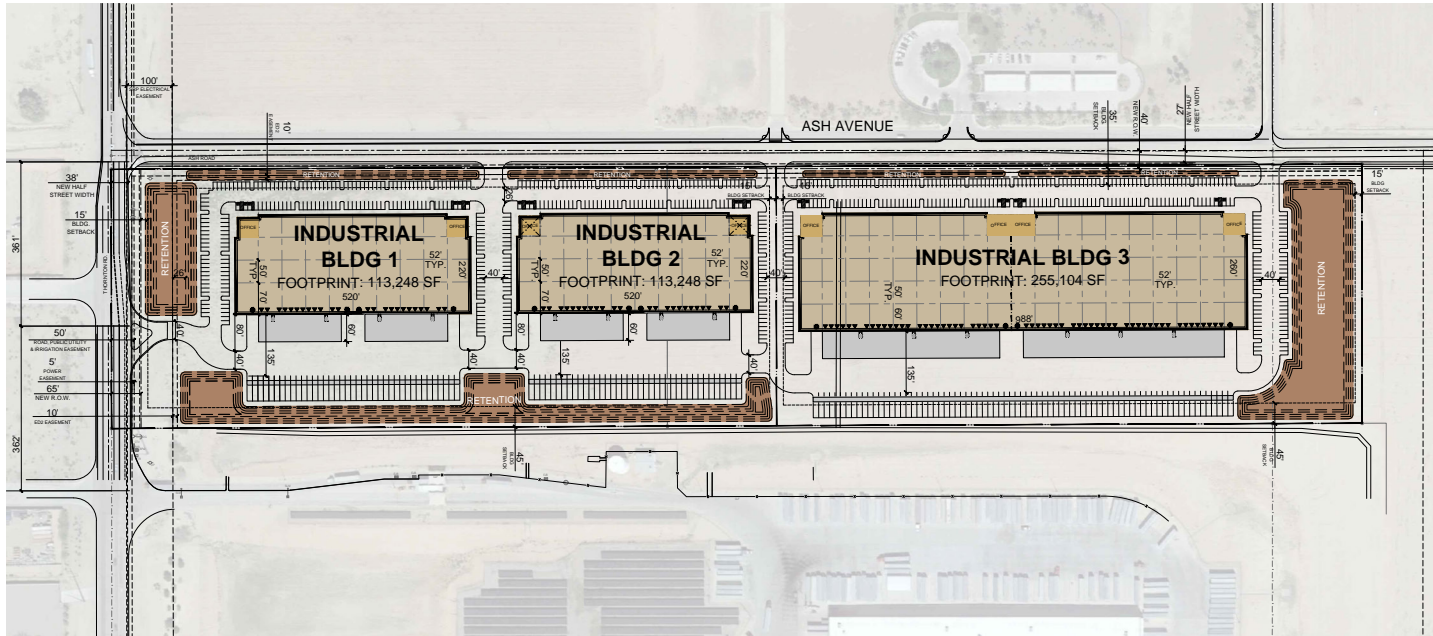
Projects

- Active
- Conceptual
- Future
- Non-Residential

0 0.25 0.5
Miles

263447-74696 09-06-23

CONCEPTUAL SITE PLAN



DEVELOPMENT STANDARDS:

ZONING: I-1

MAX. BLDG. HT.: 45 FT

BUILDING SETBACKS:
 FRONT: 35 FT
 SIDE: 15 FT
 REAR: 45 FT

LANDSCAPE SETBACKS:
 FRONT: 4 FT
 SIDE: 3 FT
 REAR: 3 FT

LANDSCAPE REQ.:

OFF-STREET PARKING:
 STANDARD: 9X18
 DRIVE AISLE: 25 FT
 FIRE LANE: 20 FT
 TREE WELL: 5 FT

REQ. PARKING RATIO BY USE:
 WAREHOUSE: 1/1000 SF
 MANUF.: 1/250 SF
 OFFICE: 1/250 SF

- NOTES:**
- 10' for corner side yards
 - One row and three aisles for every 5 parking spaces provided on the site
 - 1 space/700 of floor area for the first 25,000 of 1 space/1000 of floor area between 25,000 and 100,000
 - 1 space/1000 of floor area over 100,000 of
 - 1 space per employee on the shift with the highest number of employees, whichever is greater
- Accessory structures to be constructed:**
- Maximum 4 spaces, and
 Floor area 5,000-20,000 SF - 3.5 stalls/1000
 Floor area over 20,000 SF - 10 stalls/1000
 - 0-150,000 SF - 1 per 1000
 150,000-500,000 SF - 1 per 2,000
 Over 500,000 SF - 1 per 2,500

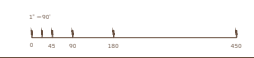
PROJECT DATA:

SITE AREA:			
GROSS:	35.99 AC		
	1,567,775 SF		
RETENTION:	@ 12%	194,771 SF	
NET:		31,52 AC	
		1,373,004 SF	
BUILDING AREA:	OFFICE	FOOTPRINT:	
BUILDING 1	10,192 SF	113,248 SF	
BUILDING 2	10,192 SF	113,248 SF	
BUILDING 3	22,959 SF	255,104 SF	
TOTAL:	43,344 SF	481,600 SF	
BUILDING USE:			
WAREHOUSE		438,256 SF	
OFFICE	9%	43,344 SF	
COVERAGE:			
GROSS:		31%	
NET:		35%	
BUILDING 1			
DOCK-HIGH DOORS		32	
GRADE-LEVEL DOORS		2	
PARKING REQUIRED:			
WAREHOUSE			
1ST 150 KSF	1/1000 SF	103 STALLS	
OFFICE			
1ST 5KSF	1/250 SF	20 STALLS	
2-20 KSF	3.5/1000 SF	18 STALLS	
TOTAL		141 STALLS	
PARKING PROVIDED:			
		188 STALLS	@1.12/1000 SF
		8 STALLS	7 STALLS
		46 STALLS	77 STALLS
			TRAILER:
			REQ. ACCESSIBLE

Scheme: 17

Conceptual Site Plan

Thornton Road
Casa Grande, AZ 85122



This conceptual design is based upon a preliminary review of entitlement requirements and on covered and possibly incorporate site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
PDF ALTA SURVEY



WARE MALCOMB

PHX22-0208-00
06.26.2023

SHEET
1

PINAL COUNTY HIGHLIGHTS | [CLICK THE LINKS BELOW FOR MORE INFORMATION](#)



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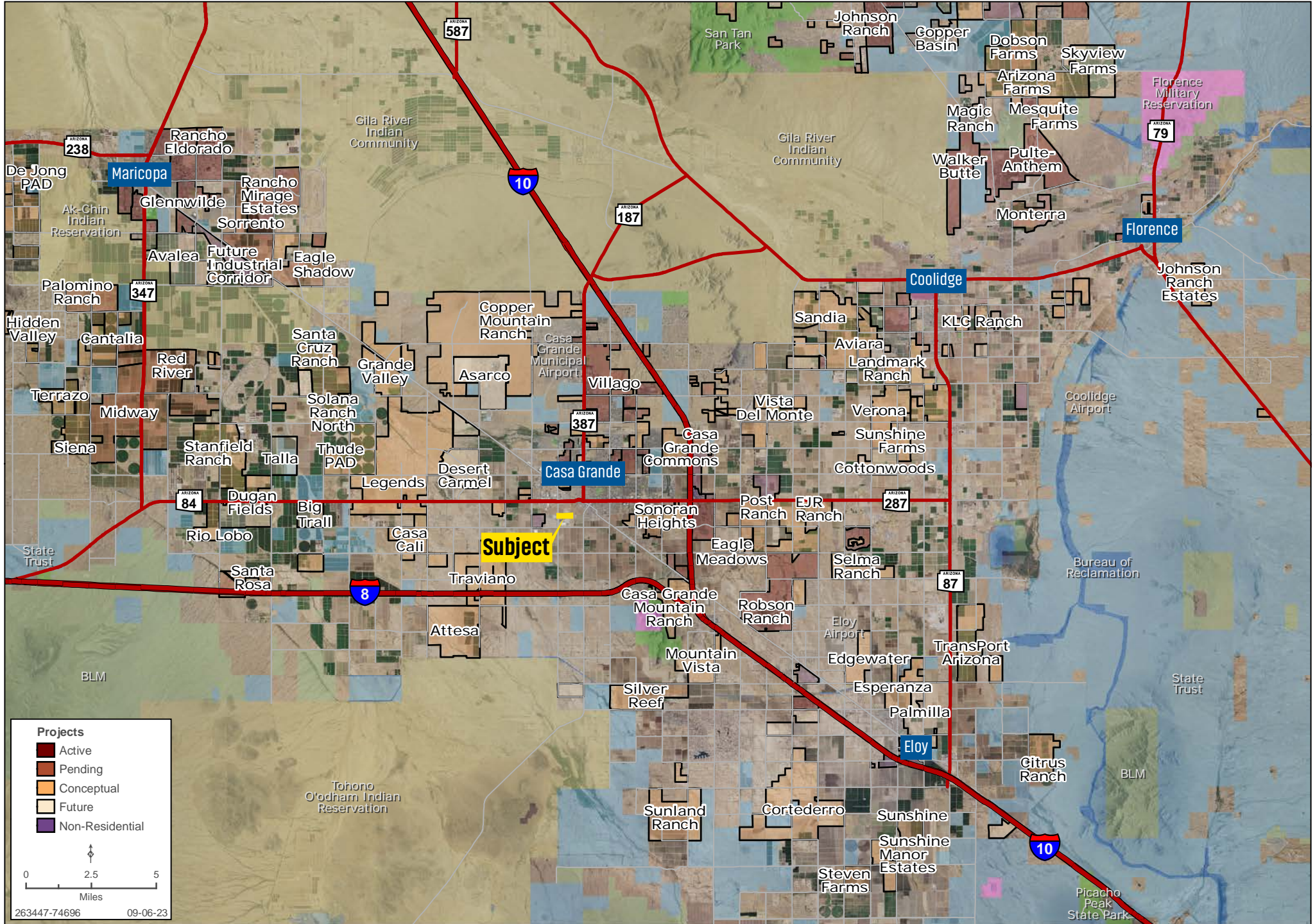


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REGIONAL MAP

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Projects

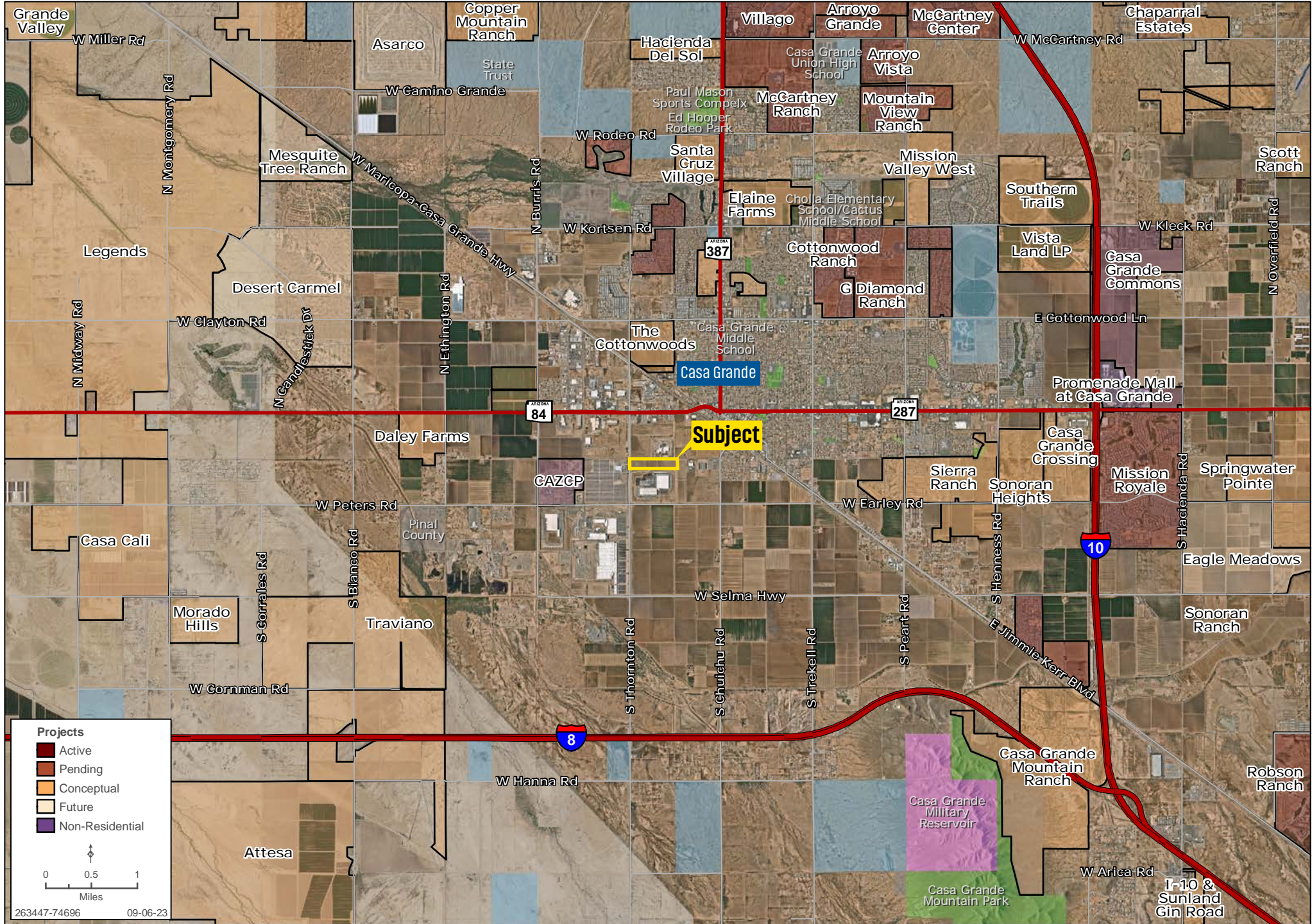
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0 2.5 5 Miles

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DEVELOPMENT MAP

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Projects

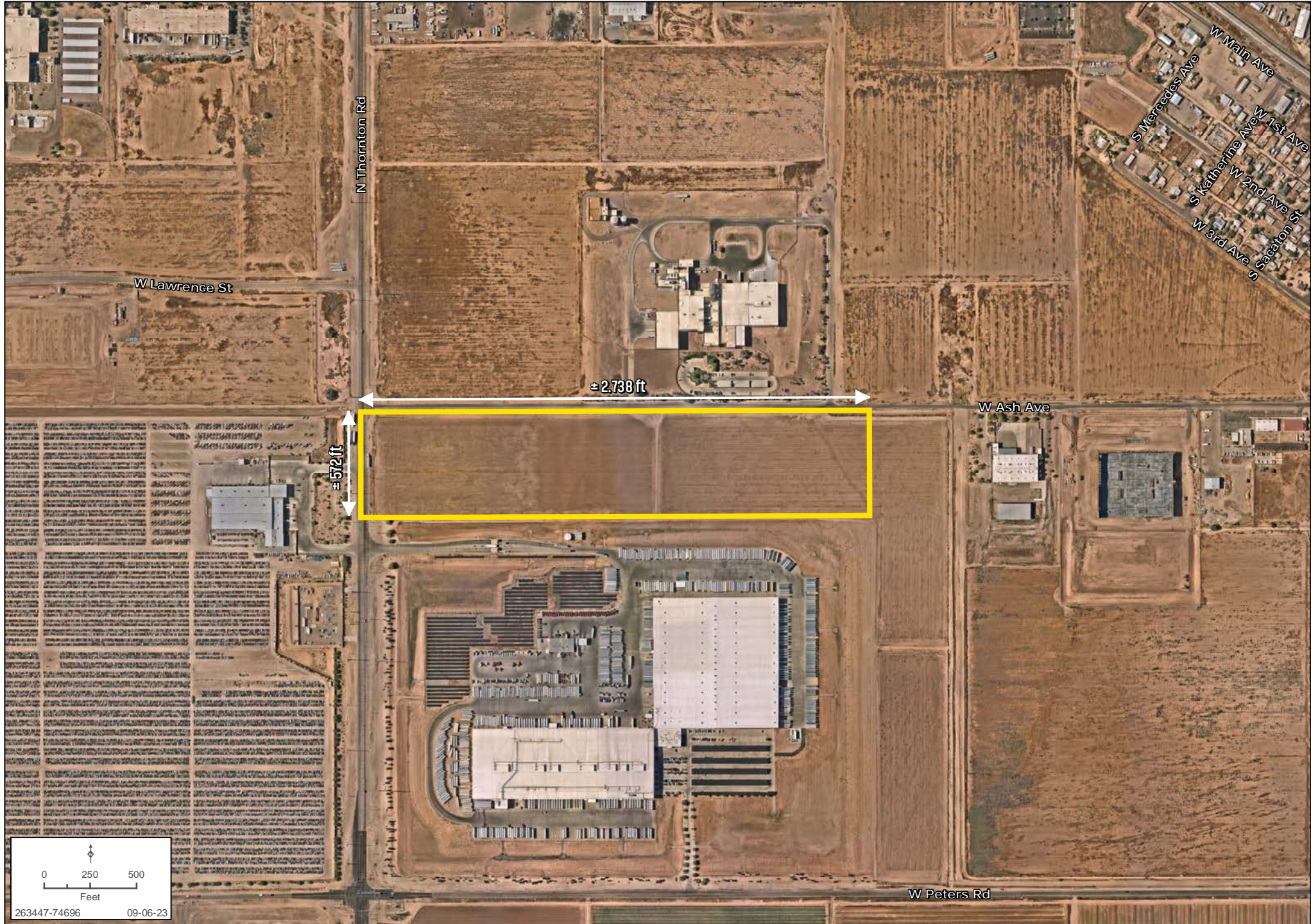
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0 0.5 1
Miles

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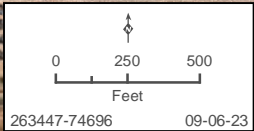
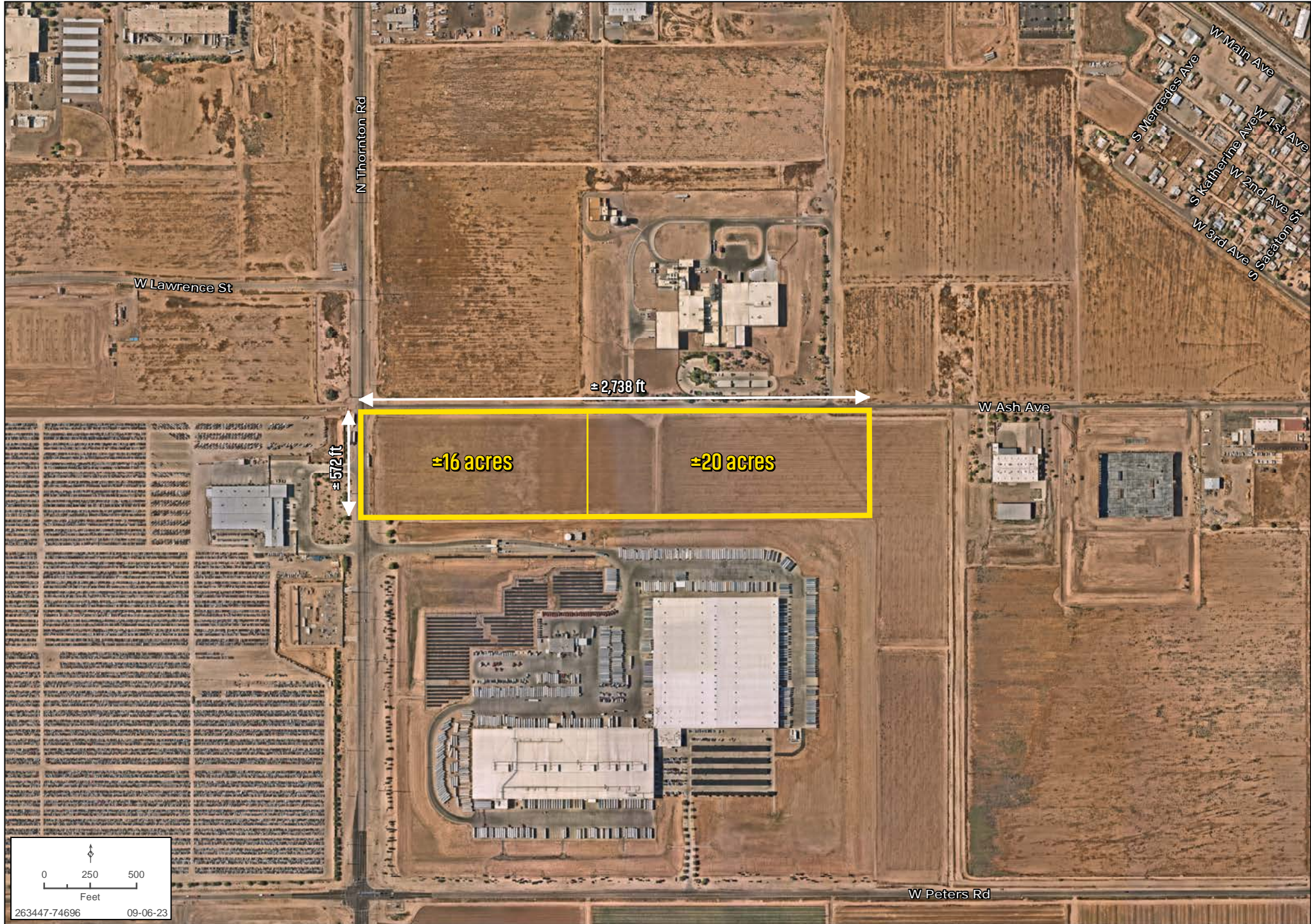
DETAIL MAP

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±20 & ±16 ACRE OPTIONS AVAILABLE

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