

# ±55,000 SF (RAIL CAPABLE) HEAVY INDUSTRIAL BUILDING FOR SALE

N VIP BOULEVARD & W MAIN AVENUE | CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors<sup>®</sup>  
ORGANIZATION

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# EXECUTIVE SUMMARY



<b>LOCATION</b>	This property is located at south of the SEC of North V I P Boulevard & West Main Avenue in Casa Grande, Arizona.		
<b>BUILDING SIZE</b>	±55,000 SF	<b>LAND SIZE</b>	9.61 Acres
<b>PRICE</b>	Submit	<b>PARCELS</b>	1503-46-043
<b>ZONING</b>	I-2, City of Casa Grande	<b>TAXES</b>	\$35,682.34 (2025)
<b>UTILITIES</b>	Power - ED#2 & APS Gas - Southwest Gas Corporation Water - Arizona Water Company	<b>BUILDING SPECS</b>	9 dock high trailer parking spots 1 dock high door 2 grade high doors on each side

## PROPERTY ACCESS

City	Drive Time	Miles
Phoenix	±50 Min	50
Tucson	±1 Hour	70
San Diego	±5 Hours	70
Los Angeles	±6 Hours 10 Minutes	70
Las Vegas	±5 Hours 40 Minutes	70
Denver	±13 Hours	70
Albuquerque	±7 Hours	70
San Bernadino	±5 Hours 20 Minutes	70



# EXECUTIVE SUMMARY



## OFFICES AND LOCKER ROOM

- General Construction
  - Reframe and drywall new walls and IT room closet with door
  - Repair and finish drywall throughout facility
  - Install ceiling tiles with fire-rated insulation
  - Install baseboards throughout
  - Interior painting (walls, doors, ceilings)
  - Exterior metal wall and fascia repair and painting
  - New flooring in office area
  - Epoxy coat for production hall and locker rooms
  - Kitchenette cabinetry, sink and counter
- HVAC
  - Install mini-split systems in server room
  - Install complete duct system (supply/return, insulation, sealing)
  - Install exhaust fans and thermostats
  - System startup and commissioning (excluding air balance and testing)
- Electrical
  - Upgrade/rework lighting (interior and exterior)
  - Install GFCI outlets and exhaust systems in bathrooms
  - Update breakroom and kitchenette electrical
  - Bring washer/dryer connections up to code
- Plumbing
  - Update water and drain lines for new fixtures
  - Install toilets, urinals (including waterless), sinks, and faucets
  - ADA upgrades to restrooms
  - Install water heater and utility room plumbing
  - Install breakroom sinks and faucets
  - Sewer inspection and additional repairs not included

## ELECTRICAL

- Installation of new switchgear, panelboards and transformers
- Electrical capacity – 4000-amp max 600V AC 3 phase
- Build out of full electrical room
- Purchased spare 2500 kVA transformer for optional upgrade

## FIRE SUPPRESSION

- Installation of new 8” main fire line to city water
- Installation of new fire hydrants
- Installation of new fire sprinkler system

## OUTDOOR PAVEMENT & STORAGE

- Added outdoor pavement for small vehicle traffic
- Added covered concrete storage bunkers

## LOADING DOCKS

- New concrete and rebar for loading docks
- Installation of dock levelers

# SITE PHOTOS



# INTERIOR PHOTOS

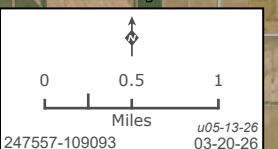


# INTERIOR PHOTOS



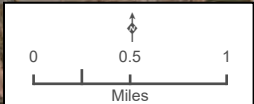
# CORPORATE NEIGHBORS

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# AMENITIES

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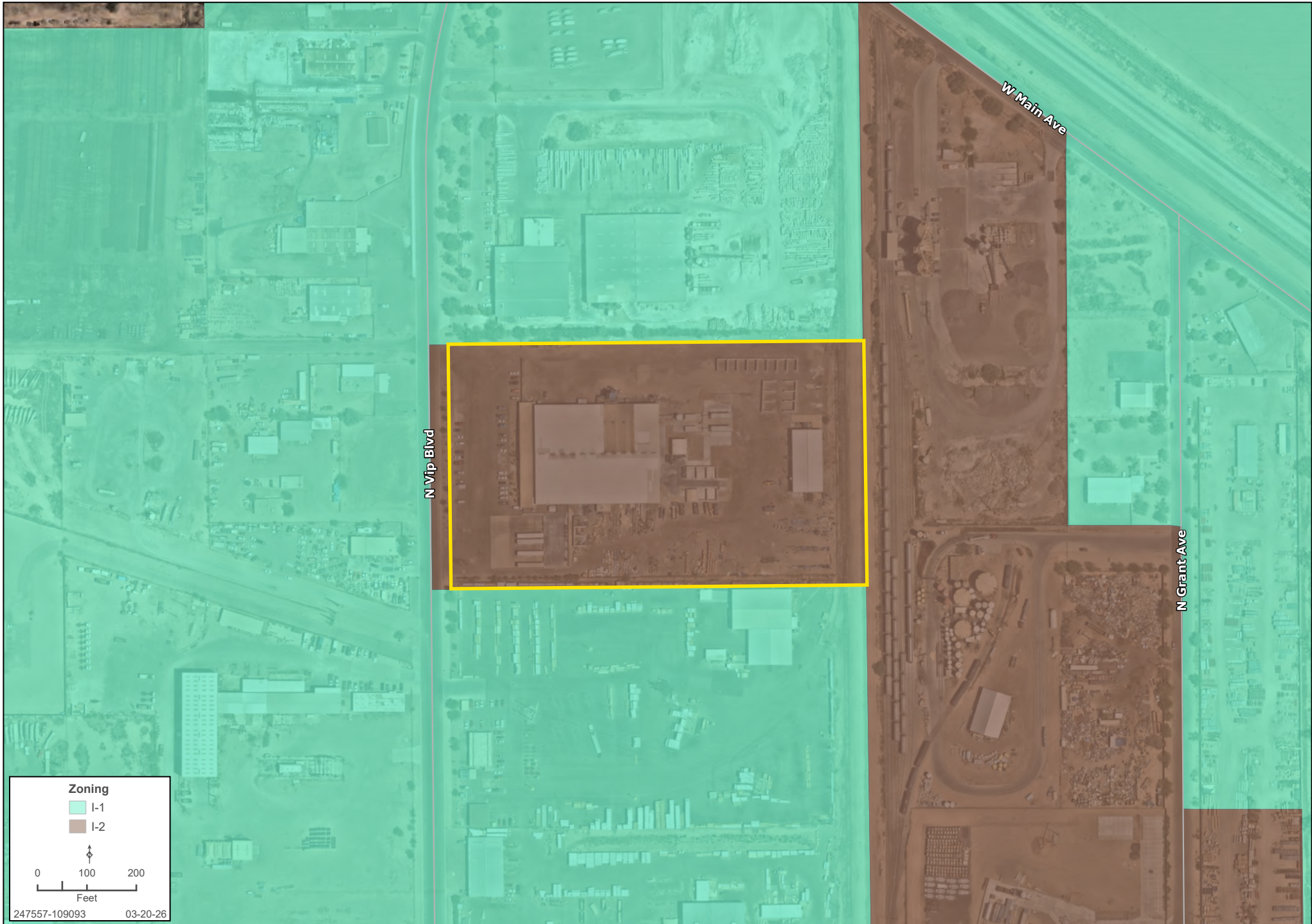
# DETAIL

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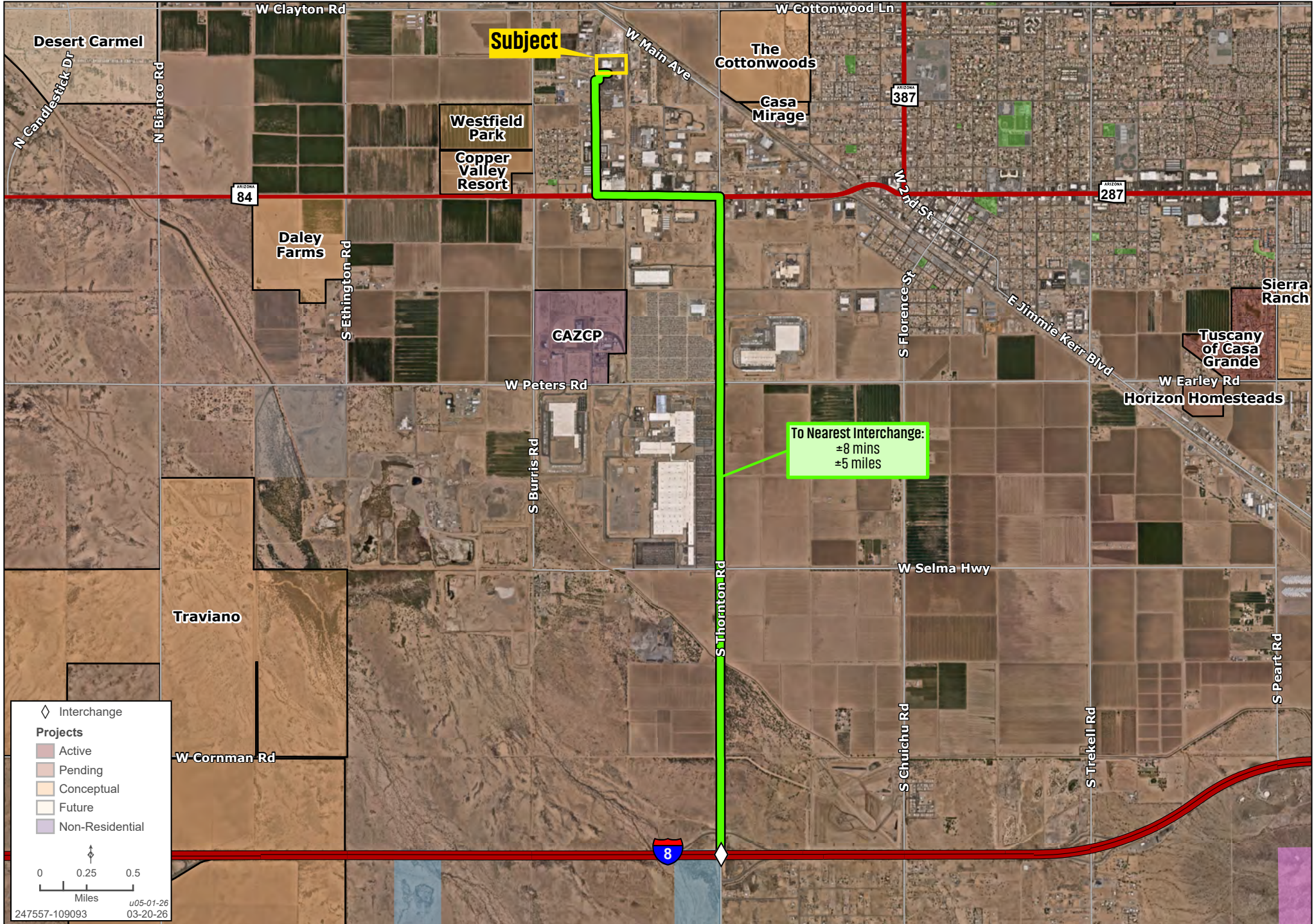
# ZONING

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# DISTANCE TO INTERCHANGE

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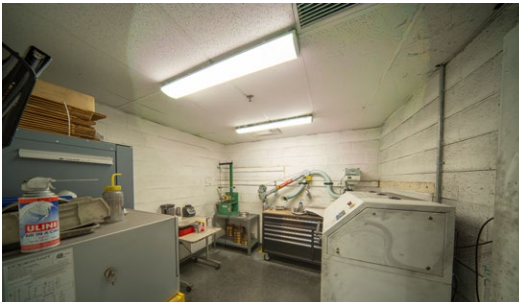
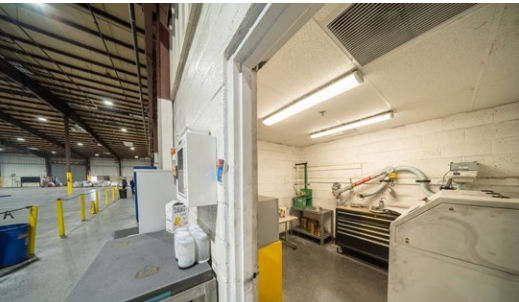
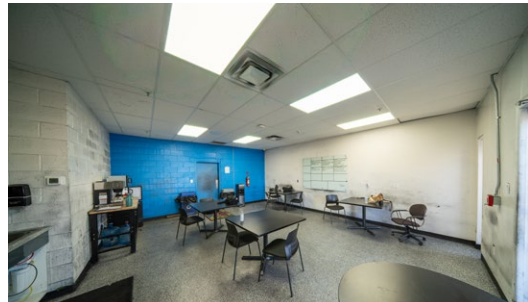
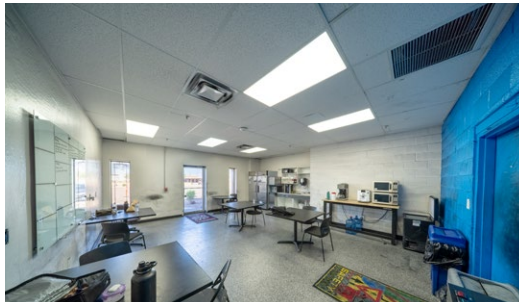
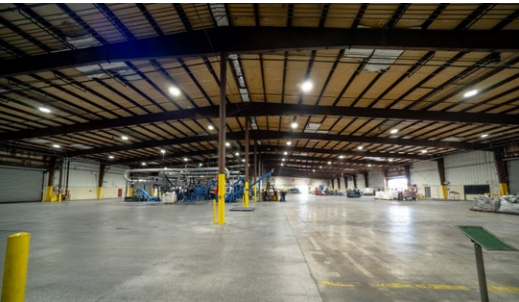




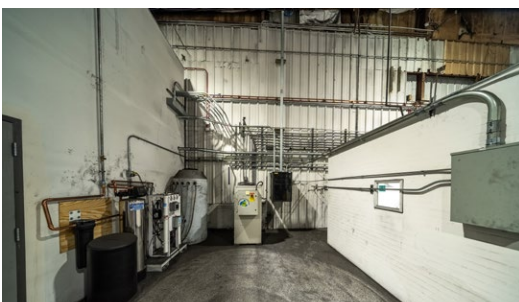
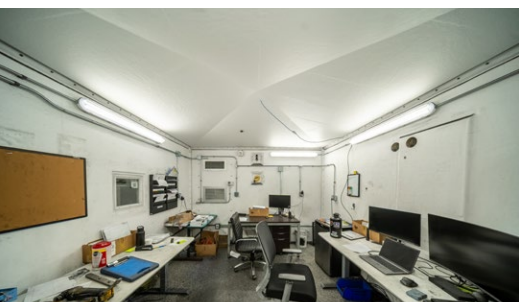
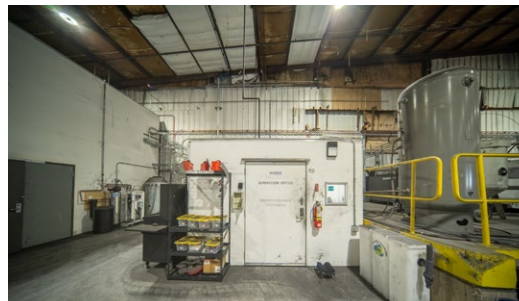
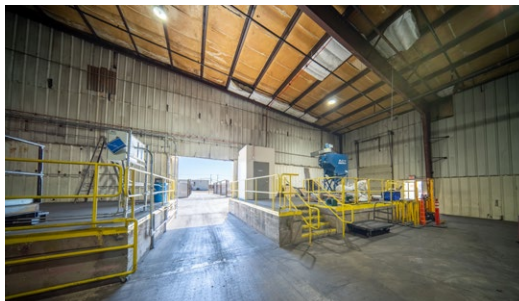
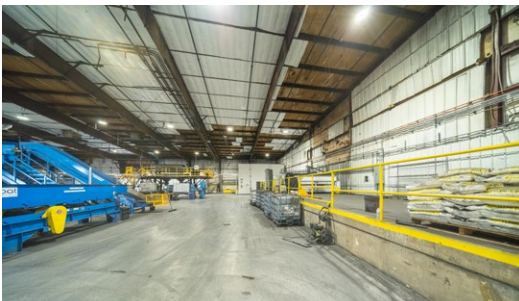
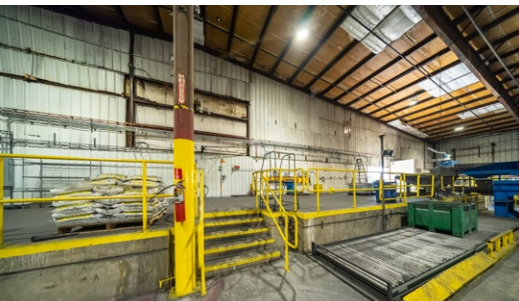
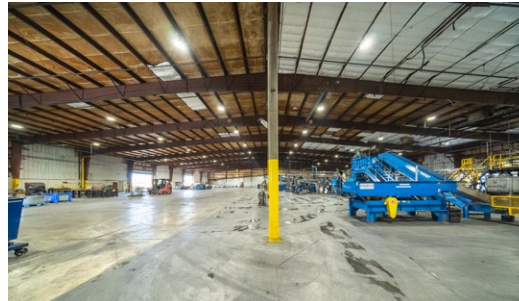
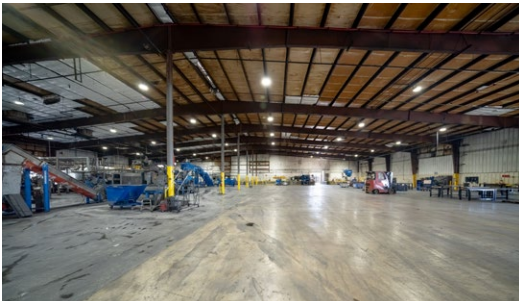
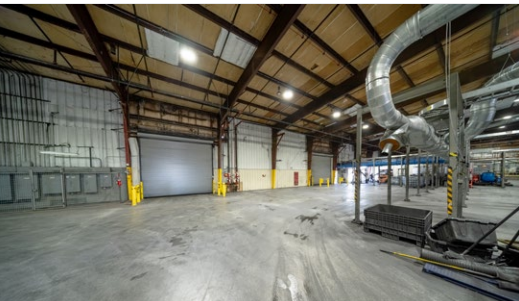
# PROPERTY PHOTOS



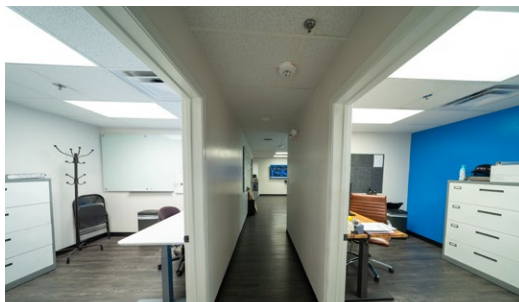
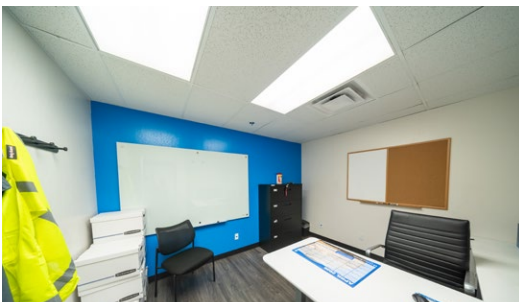
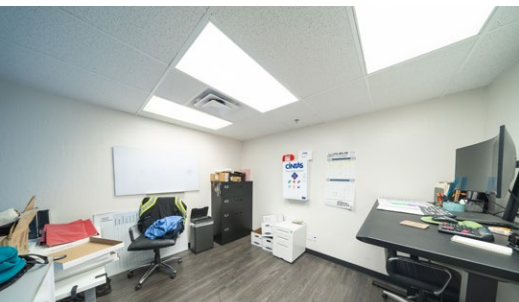
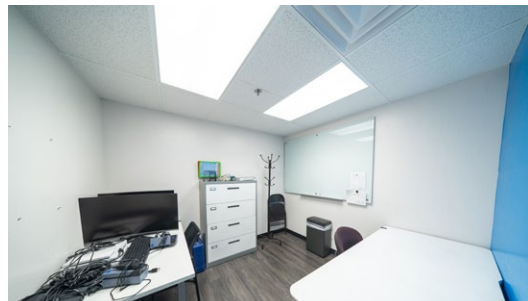
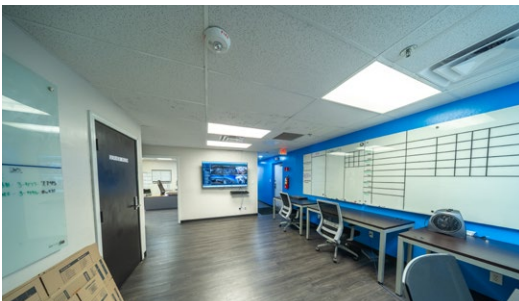
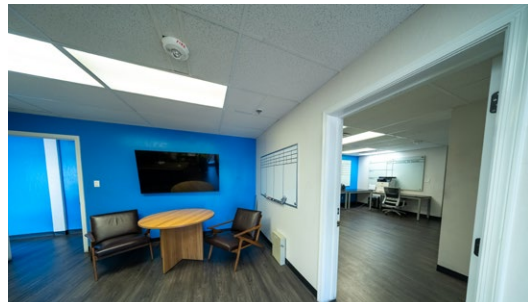
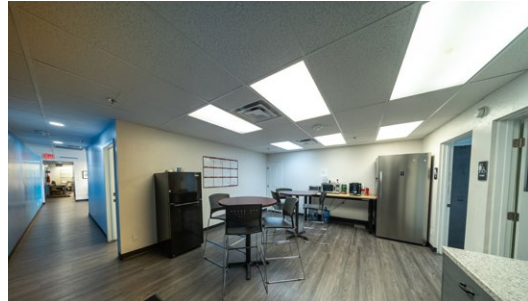
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