



- **Location:** NWC of Interstate-8 & Thornton Road
- **Size:** +/- 150 Acres
- **Price:** Submit
- **Comments:**
 - Great opportunity to own an Interchange corner on Thornton Road; the gateway to Casa Grande's future major industrial and employment corridor.
 - Site is located five miles West of the intersection of Interstate-10 and Interstate-8, and is designated Commercial and Employment in Casa Grande General Plan.
 - The property is located with-in an "Opportunity Zone" which offers investors who reinvest capital gains monies in these areas to receive reductions on capital gains taxes relative to the years of their investment.

- Opportunity Zone Info:**
- <https://www.azcommerce.com/arizona-opportunity-zones/>
- Lucid Motors Info:**
- <https://www.lucidmotors.com/stories/construction-complete-on-first-lucid-motors-ev-factory/>
 - <https://www.cnbc.com/2021/02/12/first-look-inside-lucid-motors-new-factory-in-casa-grande-arizona.html>
- Attesa Info:**
- <https://live-attesa.pantheonsite.io/about/>

INTERCHANGE CORNER / PINAL COUNTY, AZ

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Casa Grande

Walmart

LUCID

Thornton Rd

Church Rd

Peters Rd

Burriss Rd

Selma Hwy

Cornman Rd

SUBJECT

Full Diamond Interchange

Phoenix Bypass Rte



Phoenix Bypass Rte







Notable Area Employers

KOHLER

FritoLay

Abbott

BULL MOOSE TIRE COMPANY

Cardinal
Glass Industries Inc.

HEXCEL

PRICE

Graham
Packaging

Ehrmann

NVG

MONSANTO

Daisy

CENTRAL ARIZONA
COMMERCE
PARK
CAZCP

FirstLife
BAKING COMPANY

LKQ

Walmart

LCY

Casa Grande
Dispatch

TSC

LUCID

TRIUMVIRATE
ENVIRONMENTAL

WRIGHT
Specialty

JARESON
ENTERPRISES

SHEFFIELD
LUBRICANTS

Desert Mountain
Corporation

UNION
PACIFIC

SUBJECT

State Land

Military

0

1.25

2.5

Miles



