



3151 N Piper Ln
Casa Grande, AZ

±3,049 SF SHELL INDUSTRIAL CONDO AVAILABLE FOR SALE

SUITE B109

±3,049 SF Shell Industrial Condo located in the Casa Grande Municipal Airport, with visibility from Pinal Ave and easy access to the I-10 Freeway.

Built in 2005, the condo features grade level loading and a **±800 SF fenced yard** with rolling gate access.

Features include a 15' clear height, 200 amp, 120/208 volt, 3-phase power, automotive use is allowed, and mezzanine storage is permitted.

\$762,250

 Sale Price

(1) 10'x10
ROLL-UP
DOOR



±800 SF
FENCED
YARD



I-10
FREEWAY
PROXIMITY



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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Casa Grande’s strategic location puts this property at the heart of a rapidly expanding industrial hub. Proximity to major transportation routes, including the I-10 and both the Casa Grande Municipal Airport and Phoenix Sky Harbor International Airport, ensures ease of logistics.



The presence of major companies like Lucid Motors, Nikola, Chang Chun, LCY Electronic Materials, Solvay Corporation, and Jing He Science Company highlights the area’s attractiveness to large-scale industrial operations and underscores the availability of a skilled workforce.



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DEMOGRAPHICS & EXCESS LAND

5-MILE RADIUS (2025)

 **60,023**
Population

 **21,389**
Households

 **\$80,658**
Average HH Income

 **38.7**
Median Age

 **10K**
Daytime Employees

 **18%**
Bach. Degree or Higher



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