

# CENTRAL ARIZONA COMMERCE PARK

CASA GRANDE, ARIZONA



679 acre rail-served industrial park with shovel ready parcels



Union Pacific rail served – active line



I-2 Heavy industrial zoning



Centrally located at I-10 and I-8



Foreign Trade Zone capable



## Available at CAZCP

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*	24.8 acres
4	1.0 acres	14	1.7 acres	25*	19.5 acres
5	0.8 acres	15	1.8 acres	26	100 acres
6	0.8 acres	16*	4.5 acres	27	333.4 acres
7	1.0 acres	17	2.3 acres	28*	107.9 acres
8	1.2 acres	18	2.2 acres		
9	1.2 acres	19*	8.2 acres		
10	1.2 acres	20*	11.4 acres		

\*Rail Capable



Join the ranks of Tractor Supply Company and corporate neighbors Abbott Labs, Frito-Lay, Walmart and Daisy Brand

### PROPERTY FEATURES

- + ±679 acres (total park)
- + Rail and non-rail served fully improved lots with build to suit options
- + Lots divisible from 333 acres down to 0.8 acres
- + "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 and distribution

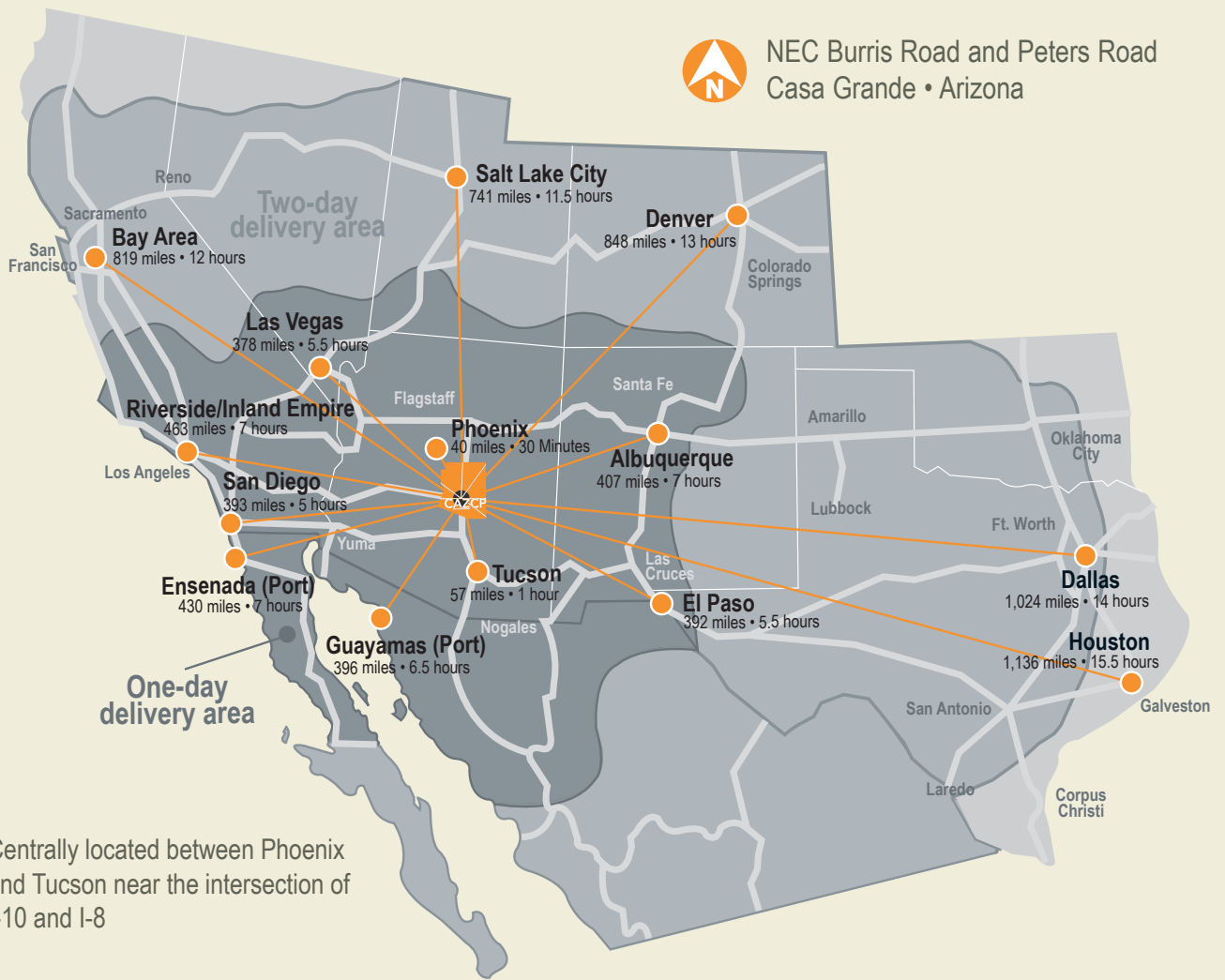
### ARIZONA STATE INCENTIVES (POSSIBLE)

- + 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





NEC Burris Road and Peters Road  
Casa Grande • Arizona



Centrally located between Phoenix and Tucson near the intersection of I-10 and I-8

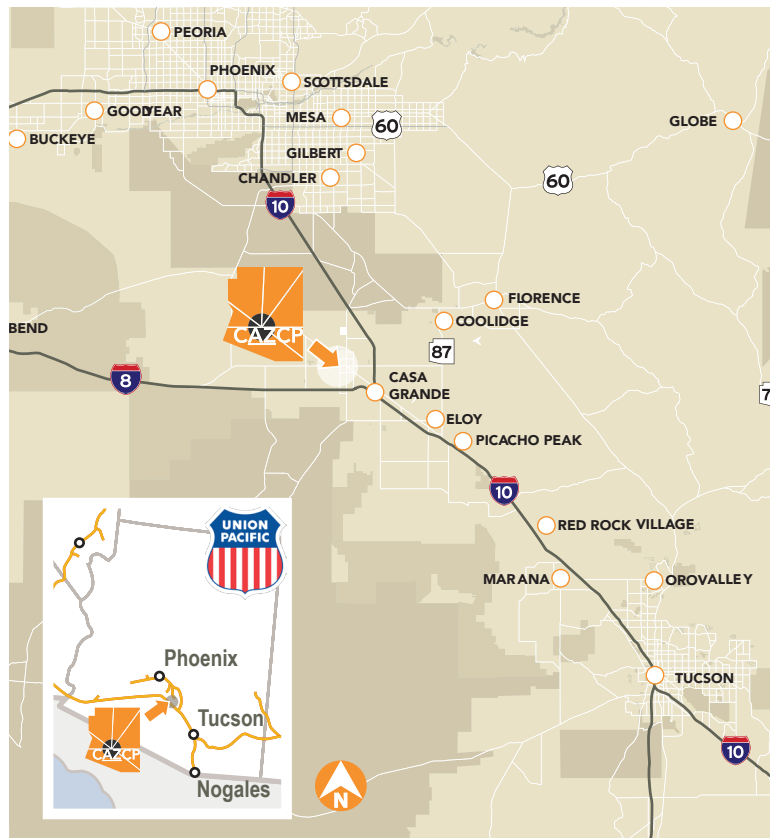
## REGIONAL ACCESSIBILITY

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





### WHY CENTRAL ARIZONA

- + Conveniently located along the Canamex corridor and I-10 to California
- + 45 minutes from Phoenix, 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
- + Recently completed an additional rail line along their Sunset Line, thereby increasing capacity and enhancing the availability for local access



### Leasing Contact

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