

CENTRAL ARIZONA COMMERCE PARK

CASA GRANDE, ARIZONA

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±740 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



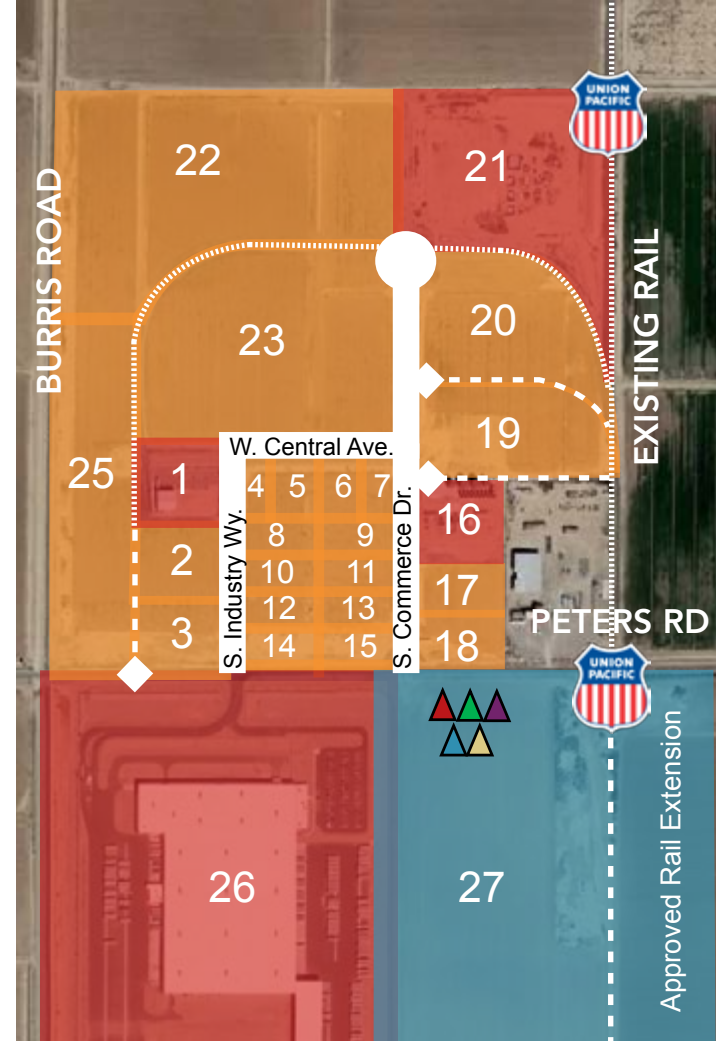
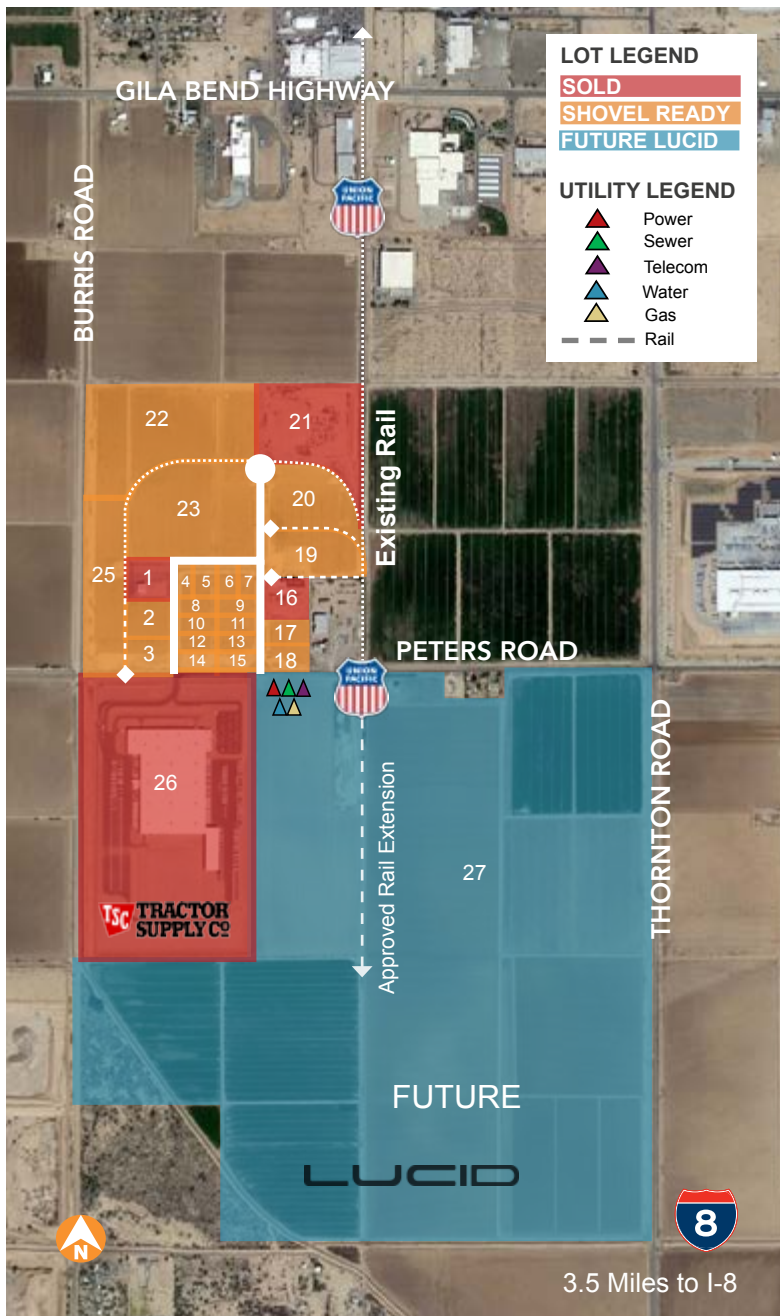
Foreign Trade Zone capable



Available at CAZCP

Lot	Size	Lot	Size	Lot	Size
4*	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	493 acres
7	1.0 acres	17	2.3 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

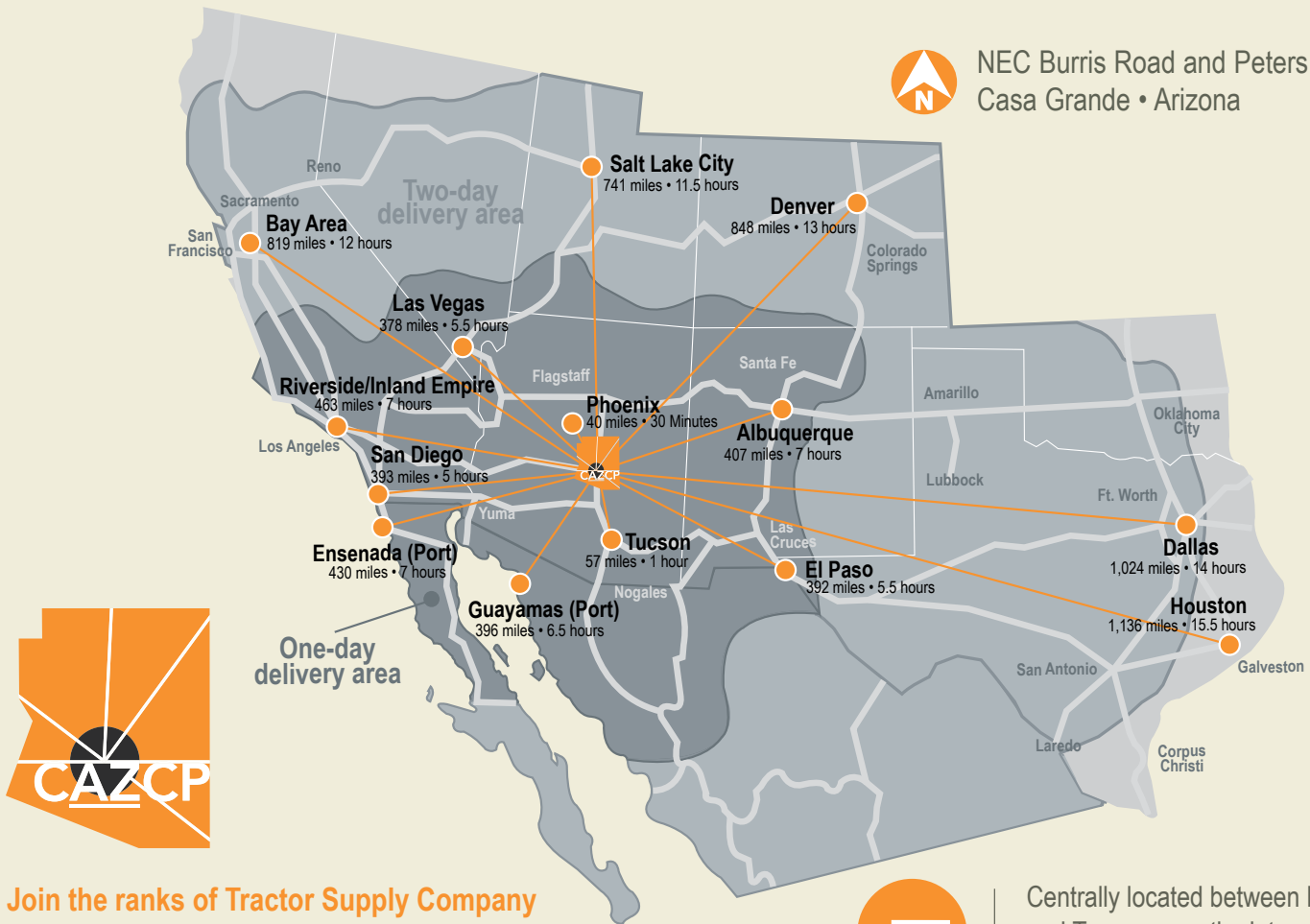


PROPERTY FEATURES

- + ±740 acres (total park)
- + Lots divisible from 78 acres down to 0.8 acres
- + Rail and non-rail served fully improved lots with build to suit options
- + "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
- + Potential for City, County and State incentives



NEC Burris Road and Peters Road
Casa Grande • Arizona



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



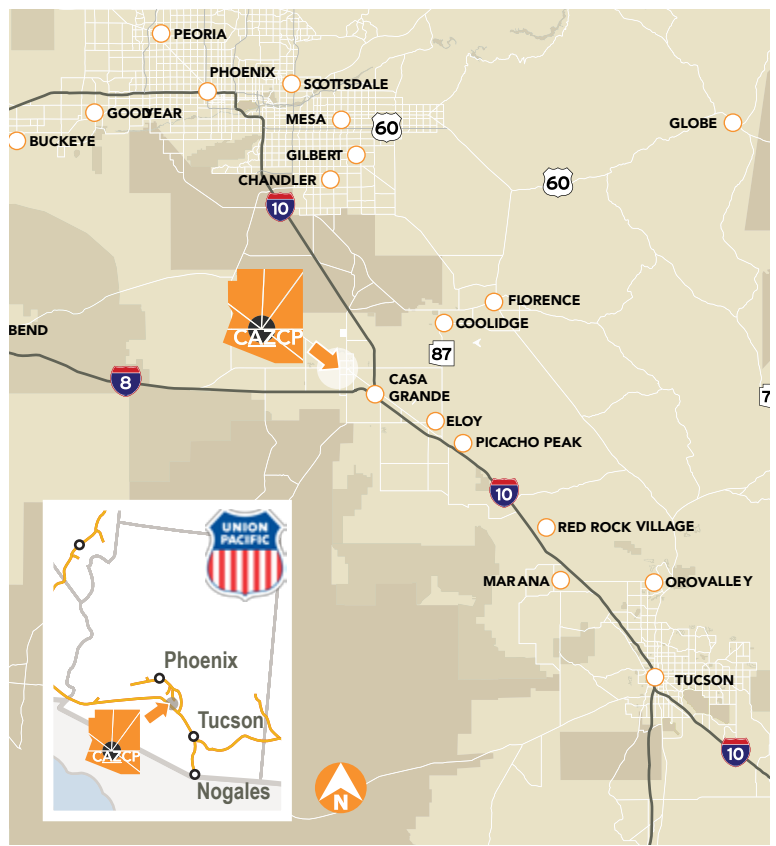
Centrally located between Phoenix and Tucson near the intersection of I-10 and I-8

REGIONAL ACCESSIBILITY

One-day population range: +30,000,000
Two-day population range: +83,000,000

Phoenix	40 miles	30 minutes
Tucson	57 miles	1 hour
San Diego	393 miles	5 hours
Las Vegas	378 miles	5.5 hours
Inland Empire	463 miles	7 hours
El Paso	392 miles	5.5 hours
Denver	848 miles	13 hours

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



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ARIZONA
COMMERCE AUTHORITY