

6.94 ACRES INDUSTRIAL LAND IN THE HEART OF THRIVING INDUSTRIAL DISTRICT

**1398 NORTH THORNTON
CASA GRANDE, ARIZONA 85122**

**PRICE: \$1,850,000 (\$6.12 PER SQUARE FOOT)
±6.94 ACRES**



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**14350 North 87th Street
Suite 180
Scottsdale, AZ 85260**

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SUMMARY

Address:	1398 North Thornton, Casa Grande, AZ 85122
Size:	±6.94 Acres
Price:	\$1,850,000 (Approximately \$6.12 per Square Foot)
APN:	APN 504-24-003A 6.65 Acres APN 504-15-001B 0.29 Acres
Zoning:	I-2, City of Casa Grande
Highlights:	Excellent Frontage on Thornton (Approx. ± 800') Possible Rail Spur From Union Pacific Which is Adjacent to Property 2.5 Acres Crushed Asphalt Partially Fenced ± 2 Miles From Lucid Utilities Border Property

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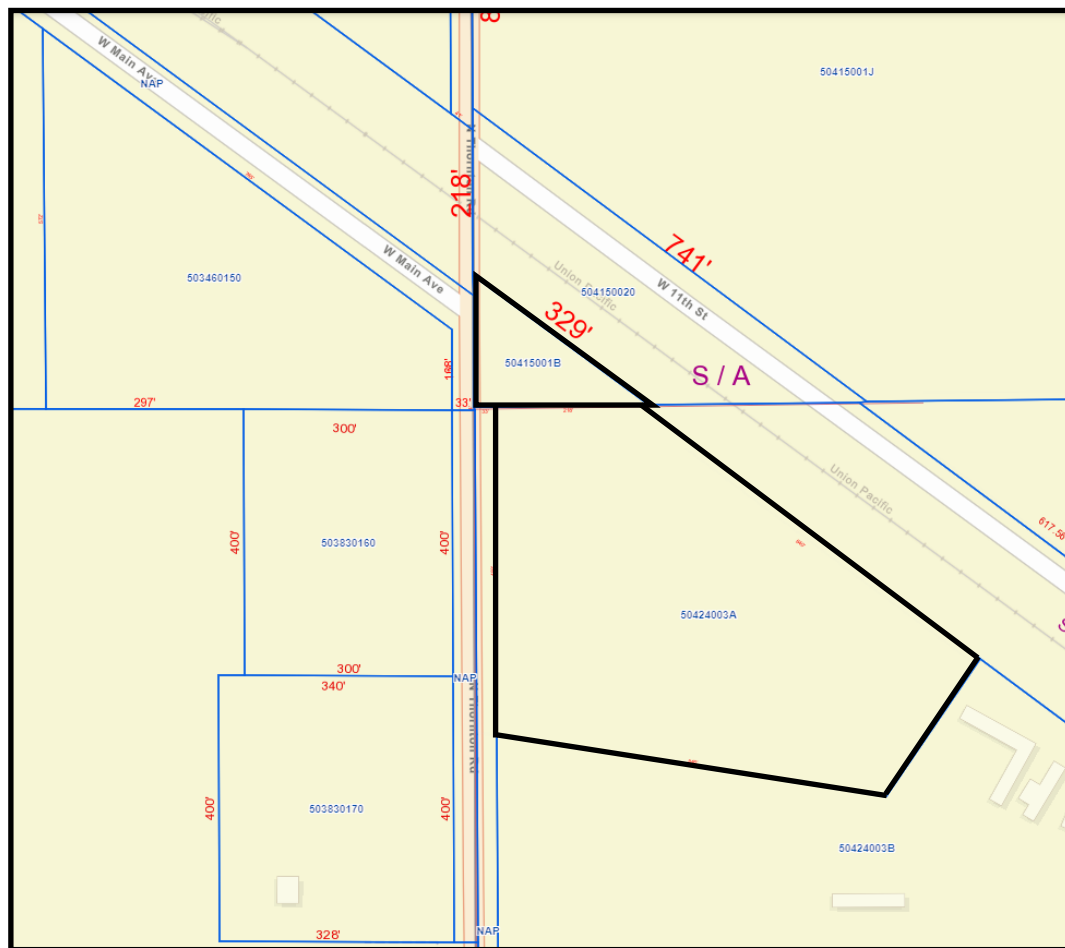
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ZONING INFO & PARCEL MAP

I-2 – GENERAL INDUSTRIAL ZONE

(Businesses that utilize raw materials in their manufacturing process)

The purpose of the I-2 General Industrial Zone is to provide for the development of industries which, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in other zoning districts, but which, nevertheless, are necessary and desirable activities in the city.



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MAJOR EMPLOYERS AND INDUSTRIAL USERS



Other Notable Industrial Users Close to the Site

- Tractor Supply
- LKQ
- Walmart
- Daisy Brand
- Quemetco
- Reliable Plastics
- Price Industries

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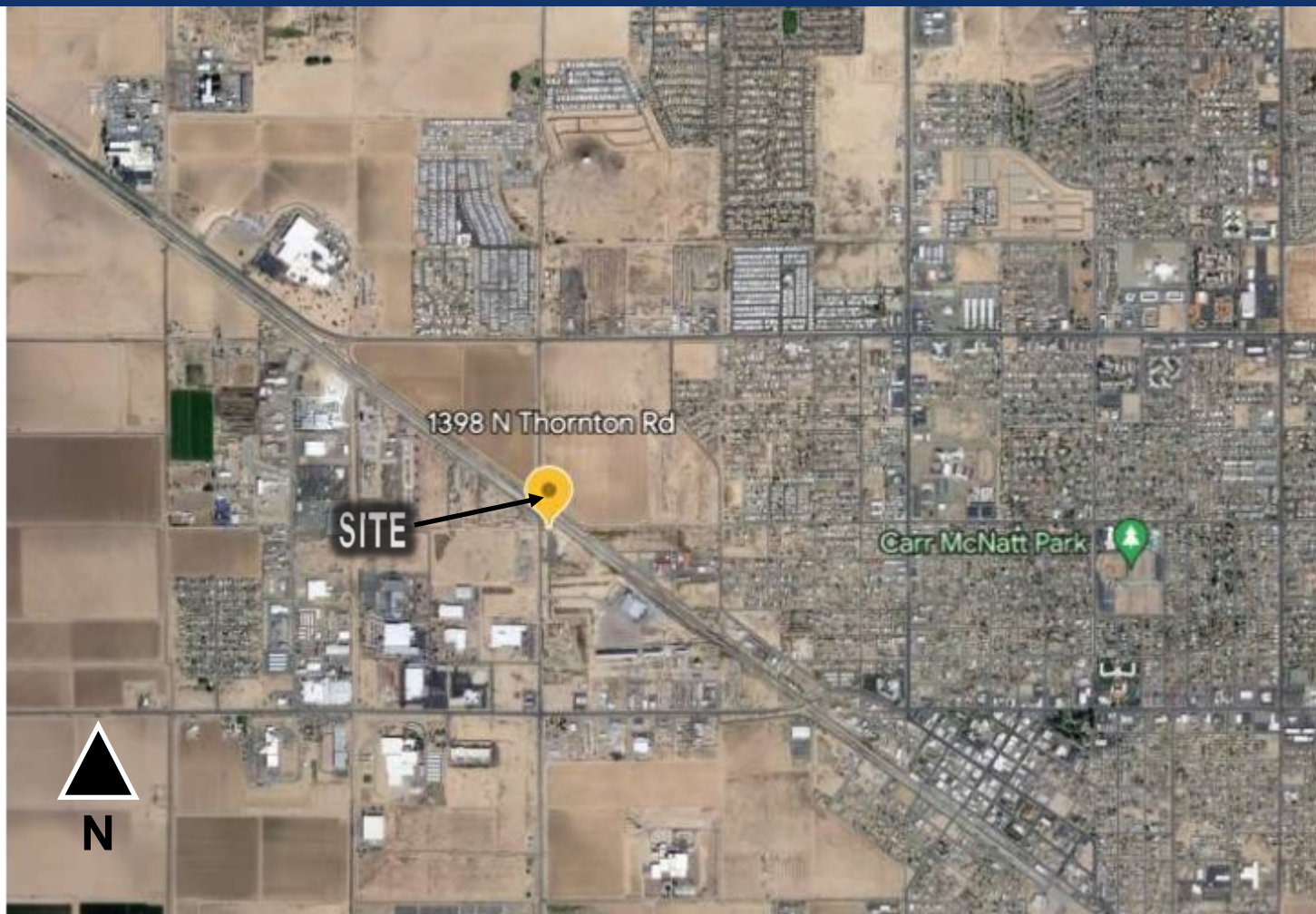
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AERIAL MAP



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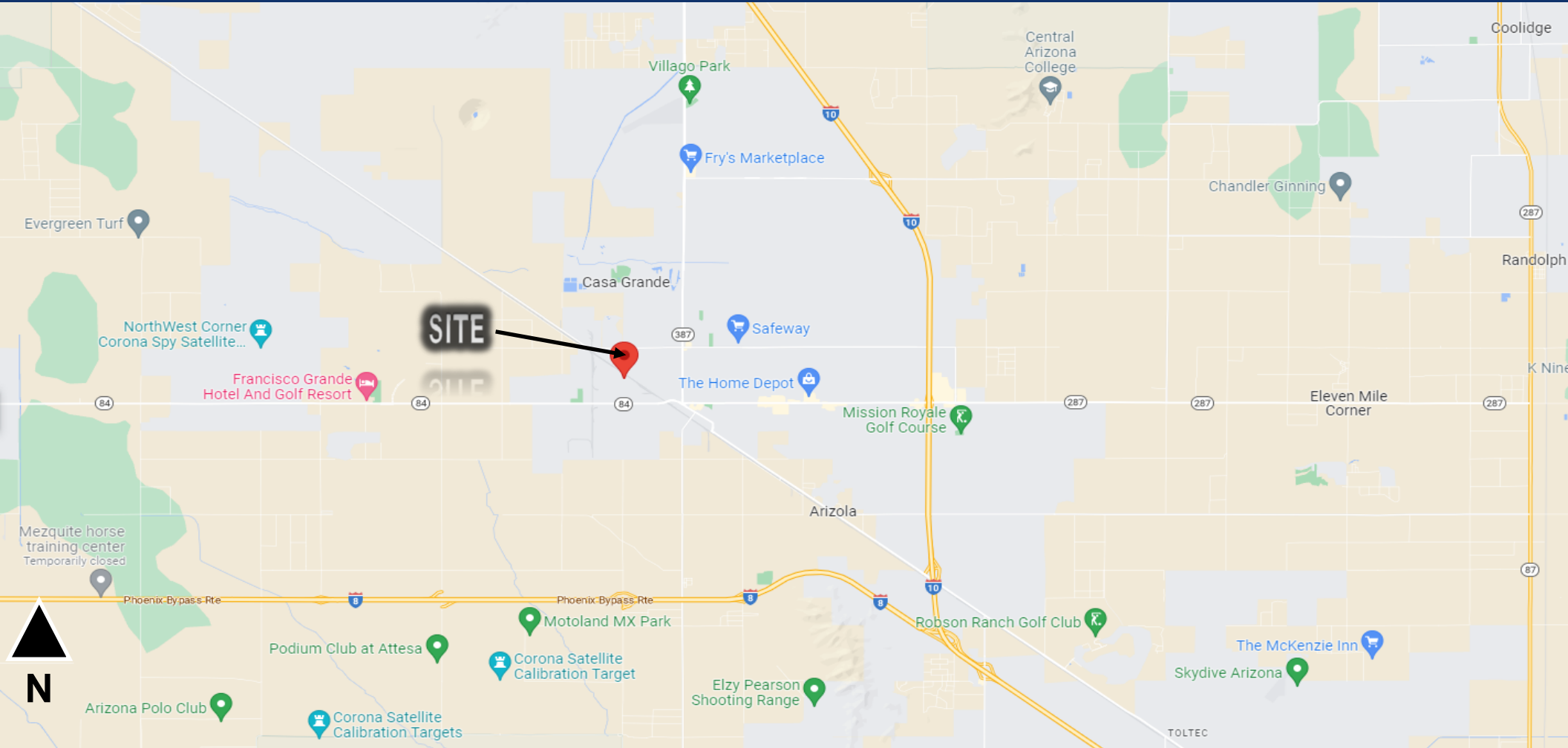
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REGIONAL MAP



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