

**DAYTON COMPANY**  
**INDUSTRIAL REAL ESTATE, LLC**

**FOR LEASE**



**3048 North Cessna Avenue, Casa Grande, Arizona**

**CESSNA BUSINESS PARK  
INDUSTRIAL CONDOMINIUMS**



**BUILDING ONE**

**LEASE SPACES:**

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**Building 1**

Suite 1 – 3,234 SF of A/C showroom & 2 restrooms

Suite 3 – 2,200 SF of A/C office & 1 restroom with a 1,034 SF warehouse & 1 restroom

Suite 5 – 3,148 SF of shell warehouse

**Building 2**

Suite 9 – 8,000 SF of warehouse with 2 offices & 1 restroom

**Building 3**

Suite 15 – 4,000 SF of warehouse with 2 offices & 1 restroom

Suite 19 – 4,000 SF of warehouse with 2 offices & 2 restrooms



**BUILDING TWO**

*Close to Interstate 10 interchange.*

*Located near Casa Grande's most heavily traveled north/south corridor.*

**PROPERTY FEATURES:**

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- Total square footage of 28,851 consisting of three buildings. Building One - 12,851 SF, Buildings Two & Three - 8,000 SF each.
- Located on 2.57 acres with a rear fenced yard.
- 82 paved parking spaces. Building One - 44, Buildings Two & Three - 38.





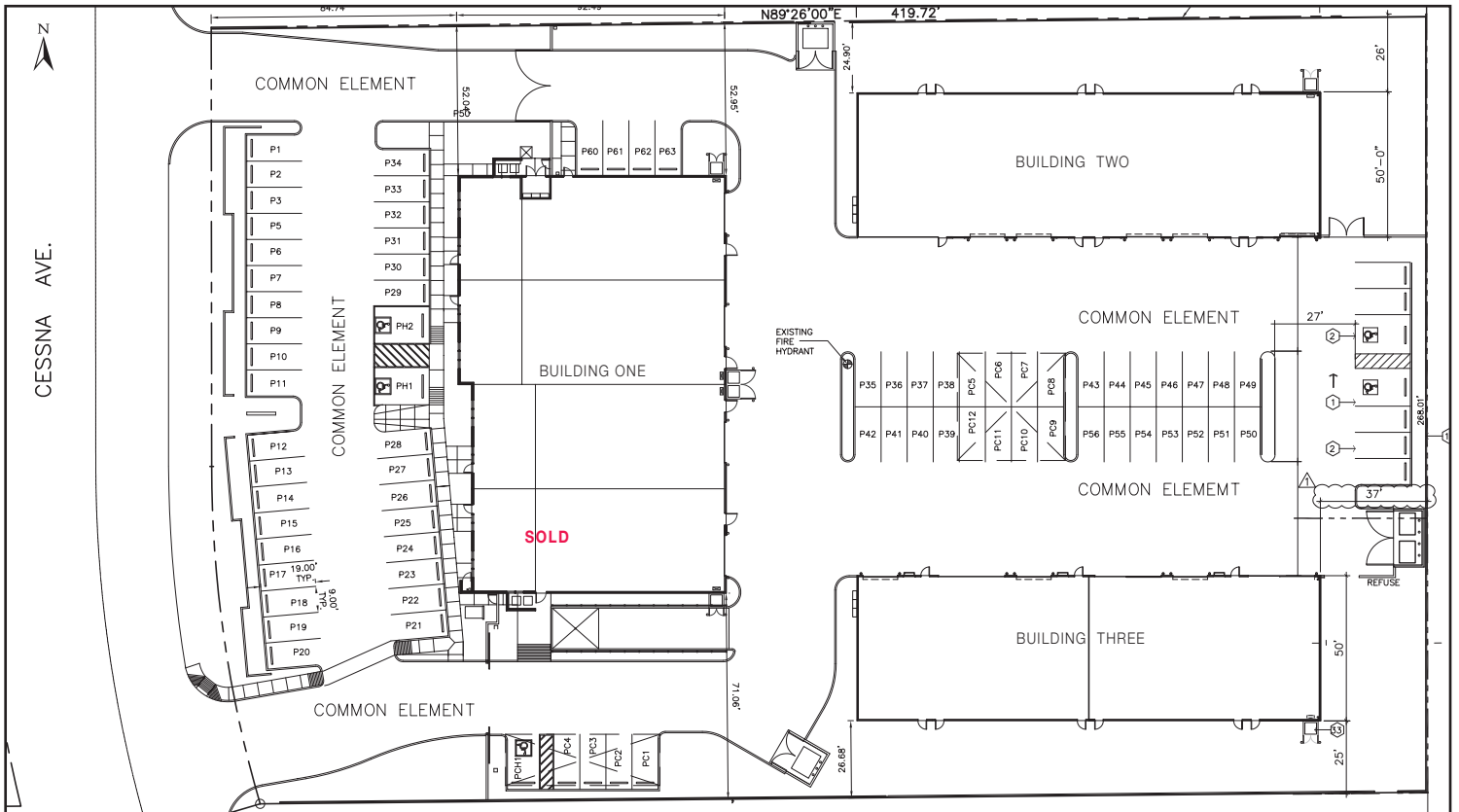
# CESSNA BUSINESS PARK INDUSTRIAL CONDOS



**BUILDING THREE**

- Clear heights: Building One - 20 feet, Buildings Two & Three - 16 feet.
- Served by Arizona Public Service Company (APS). Each building has an 800 amp, 120/240 volt, 3 phase service with service 200 amp service available to each proposed unit.
- 100% wet system throughout each building with fire department hook ups and fire hydrants on the property.

- A single, common truck well located on the south side of Building One.
- Units in Building 1 have 14'x14' drive-in doors. Units in Buildings 2 & 3 have 12'x12' drive-in doors.
- The property is zoned I-1, Garden Industrial, City of Casa Grande.



NOT TO SCALE

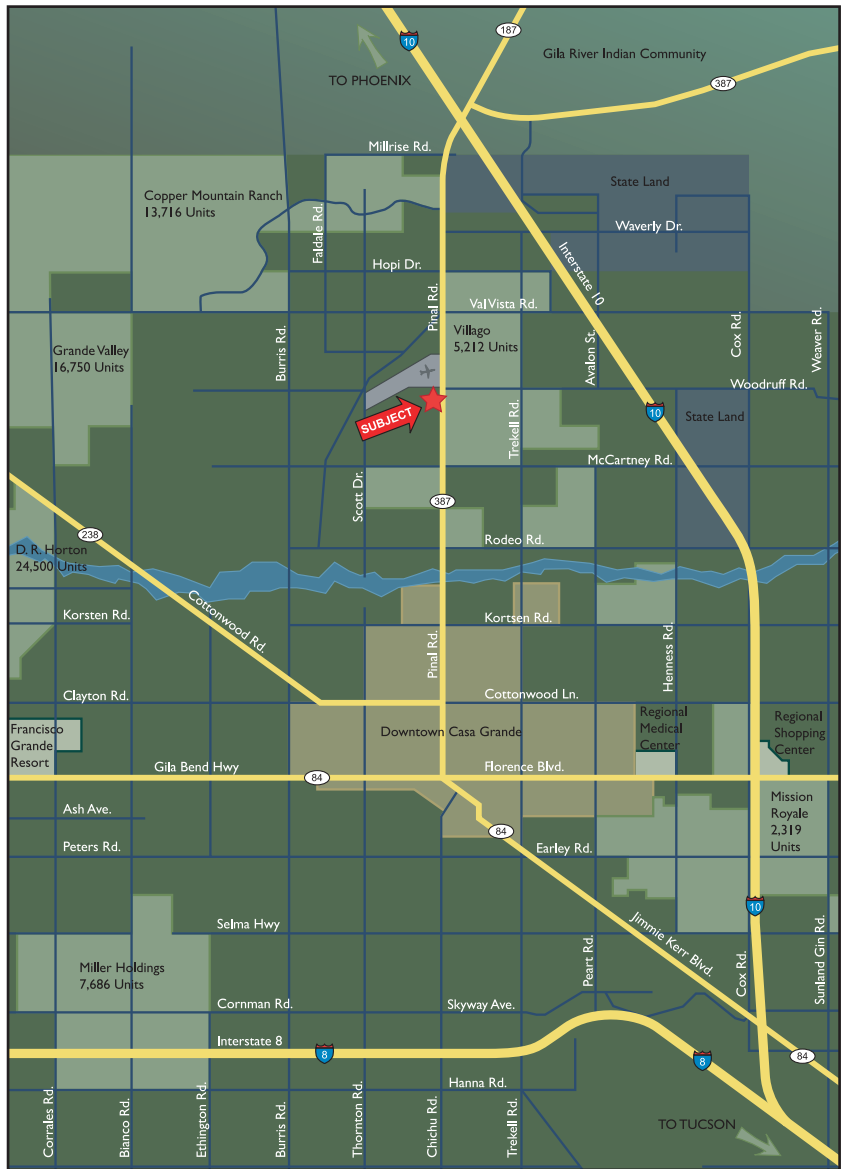
SITE PLAN

# CASA GRANDE COMMUNITY HIGHLIGHTS

- One of the fastest growing communities in Arizona
- Ideally located at Interstates 8 and 10
- Located in the Pinal County Enterprise Zone, qualified businesses could be eligible for income tax credits
- Growing labor and economic base

## DRIVE TIMES FROM CASA GRANDE

City	Miles	Times
Chandler	25	25 min.
Phoenix	45	45 min.
Tucson	66	60 min.
Las Vegas	337	5 hours
San Diego	344	5 hours
El Paso	387	6 hours
Los Angeles	423	6.5 hours



# DAYTON COMPANY

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 Throughout Arizona*



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