

# ±107,854 SF INDUSTRIAL COMPLEX AVAILABLE FOR LEASE

1108 W Gila Bend Hwy | Casa Grande, AZ 85122

## FORMER LUCID INDUSTRIAL SITE

Discover adaptable industrial solutions at this ±107,854 SF multi-tenant property.

This complex offers the flexibility to lease configurations tailored to your business, whether you require an expansive warehouse/manufacturing building with office space and a large yard, smaller warehouse and yard spaces, or the entirety of the property.

With robust power infrastructure and extensive yard acreage, this location is well-suited for a wide range of industrial needs.

**\$0.90 NNN** Lease Rate



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## Availability Breakdown

Options Can be Leased Together Or Separately

Option 1:

**Warehouse/Manufacturing Space:** ±89,387 SF

**Office Space:** ±6,114 SF  
(Reception, Several Offices, 2 Conference Rooms, Break Room, Men's & Women's Locker Rooms)

**Yard:** ±7 acres  
(Fenced & Gated with Guard Shack)

**Canopy:** ±5,019 SF  
(3-sided metal canopy on concrete foundation with electricity & water)

**Clear Height:** 20'

**Loading:** 10 grade-level doors, 2 delivery truck docks, 2 truck wells

**Power:** 240/480V 1,800A 3-Ph

**Additional Features:** High-tech copper airlines, swamp cooling, LED lighting, multiple cranes (3-ton - 7-ton), & fire suppression sprinklers

Option 2:

**Warehouse Space:** ±6,063 SF

**Yard:** ±33,000 SF  
(Fenced)

**Clear Height:** 20'

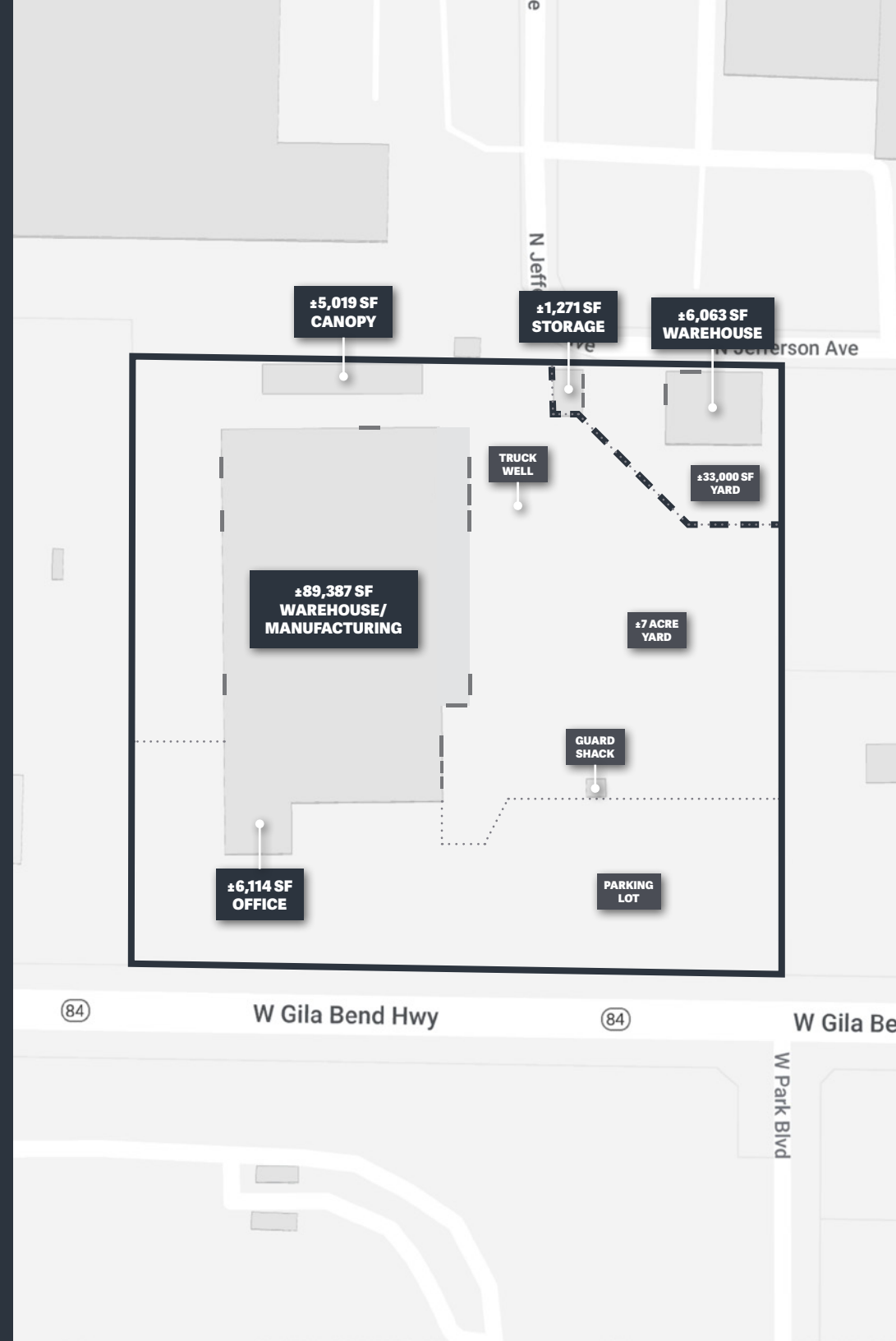
**Loading:** 2 grade-level doors

**Power:** 240/480V 1,200A 3-Ph

**Features:** EVAP cooling, LED lighting, restroom, etc.

+

**Freestanding Storage Space:** ±1,271 SF  
(2 Grade Level Doors, 3-Ph Power)





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## CONVENIENT LOADING

Streamline operations with multiple grade-level doors and truck docks

## EXPANSIVE YARD SPACE

Secure and adaptable yard for storage, fleet parking, or outdoor operations

## HIGH-CAPACITY INFRASTRUCTURE

Accommodate heavy equipment with robust cranes and high clear heights

## PROFESSIONAL OFFICE ENVIRONMENT

Modern office space with reception, conference rooms, and individual work areas

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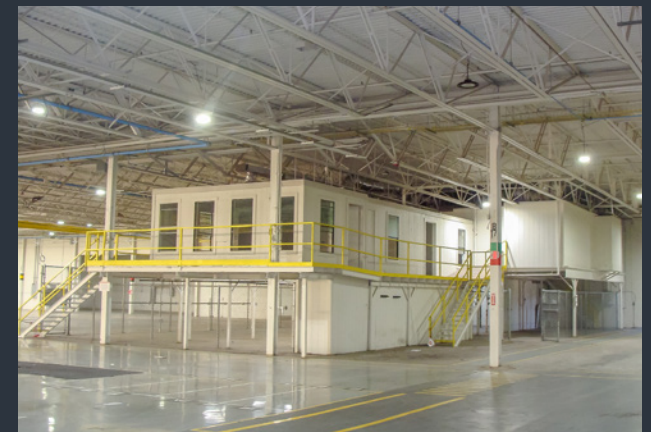
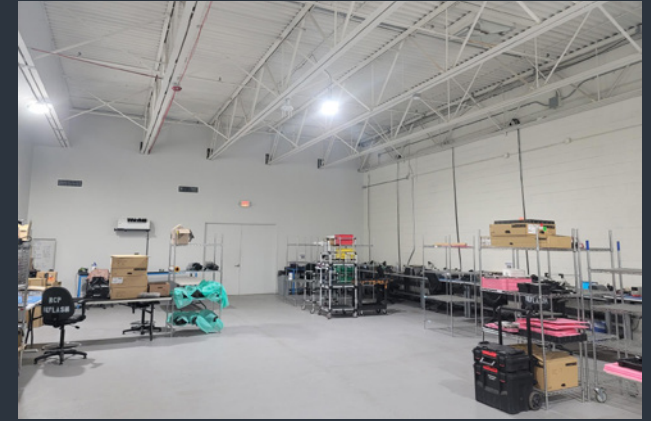


## **Expansive Warehouse/ Manufacturing Building**

*This expansive warehouse/  
manufacturing complex offers the  
foundation for large-scale industrial  
operations.*

*Featuring high clear heights,  
multiple loading docks, and robust  
infrastructure, this space is ideal for  
fabrication, assembly, or heavy-duty  
manufacturing.*

*The included office space provides  
a professional environment for  
administrative, managerial, and  
client-facing functions, while  
the vast yard offers potential for  
expansion, outdoor storage, or  
equipment staging.*





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**Warehouse with Yard & Freestanding Storage Building**

*This versatile industrial space is well-suited for businesses requiring both warehouse and extensive yard space.*

*The warehouse, featuring convenient loading and good clear height, provides a secure environment for storage or light manufacturing while the expansive yard offers flexibility for outdoor operations, vehicle/equipment staging, or potential for future development.*

*The freestanding storage building adds additional enclosed space for materials or supplies.*



## Position your business at the center of Casa Grande's thriving industrial scene

Proximity to major transportation routes, including the I-10 and I-8 freeways, ensures seamless logistics and efficient product distribution across the region.

The presence of industry leaders like Lucid Motors, Nikola, Chang Chun, LCY Electronic Materials, Solvay Corporation, and Jing He Science Company further underscores Casa Grande's attractiveness to large-scale industrial operations and provides access to a skilled and experienced workforce.



### STRATEGIC FREEWAY ACCESS

Streamline deliveries and expand your reach via immediate proximity to the I-10 and I-8 freeways

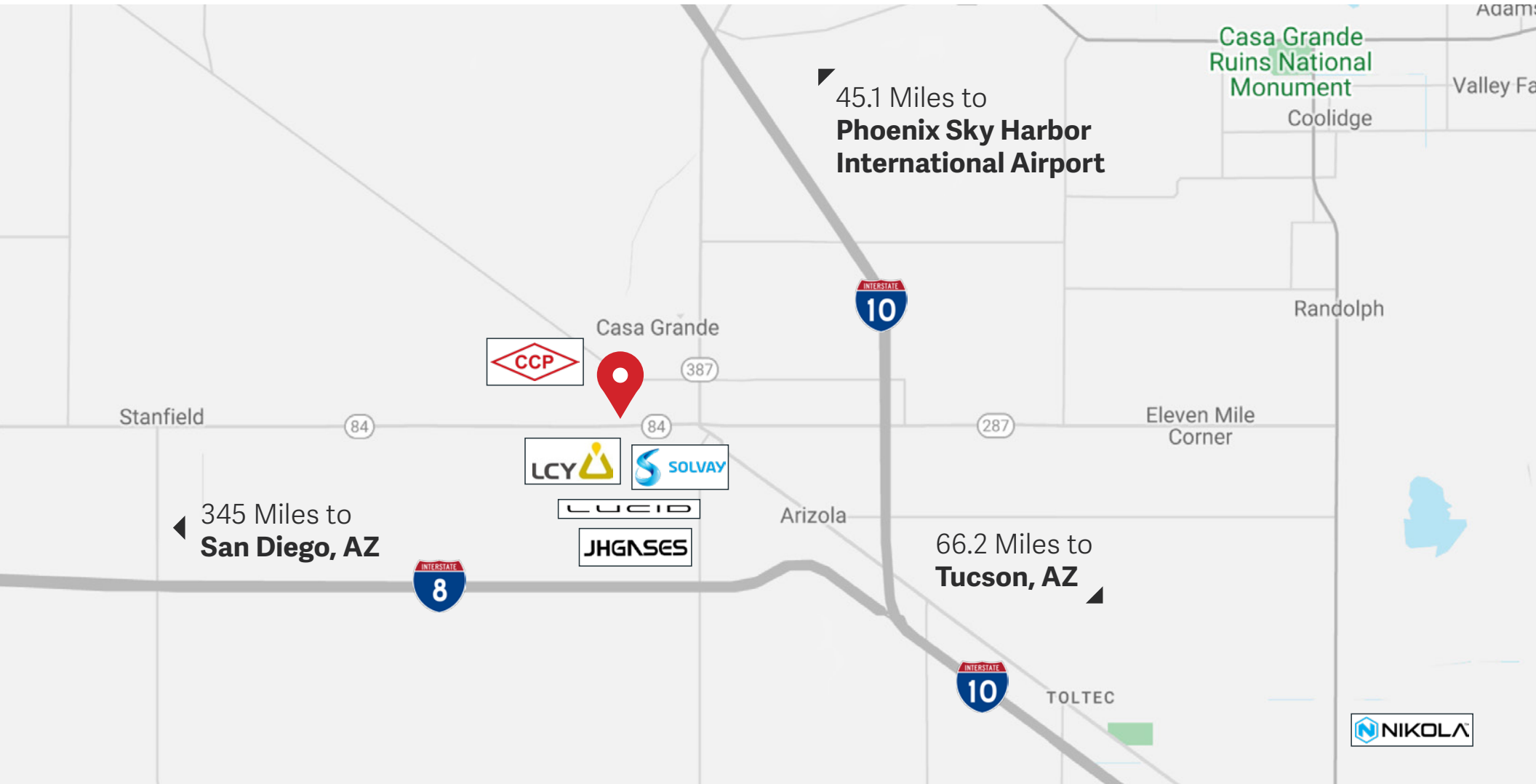


### AMPLE PARKING

Accommodate both employees and clients with ease thanks to the property's substantial on-site parking.

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