

Plug & Play Office Space Available for Sale or Lease

1119 E COTTONWOOD LN | CASA GRANDE, 85122



SALE PRICE: \$3,800,000 (\$225/SF) LEASE RATE: \$26.00/SF MG



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**WATCH THE VIDEO
WALK-THROUGH**

PROPERTY OVERVIEW



1119 E Cottonwood Ln
Casa Grande, AZ 85122



Sale Price: \$3,800,000 (\$225/SF)
Lease Rate: \$26.00/SF Modified Gross



Single Story Building



±16,861 SF, Single Tenant Building
with a Spacious Floor Plan



Parking: 4.40/1,000 SF,
Plentiful Covered Parking



Land Area: 2.11 AC (91,912 SF)



Numerous Signage Opportunities



Cottonwood Lane Frontage on
Hard Corner

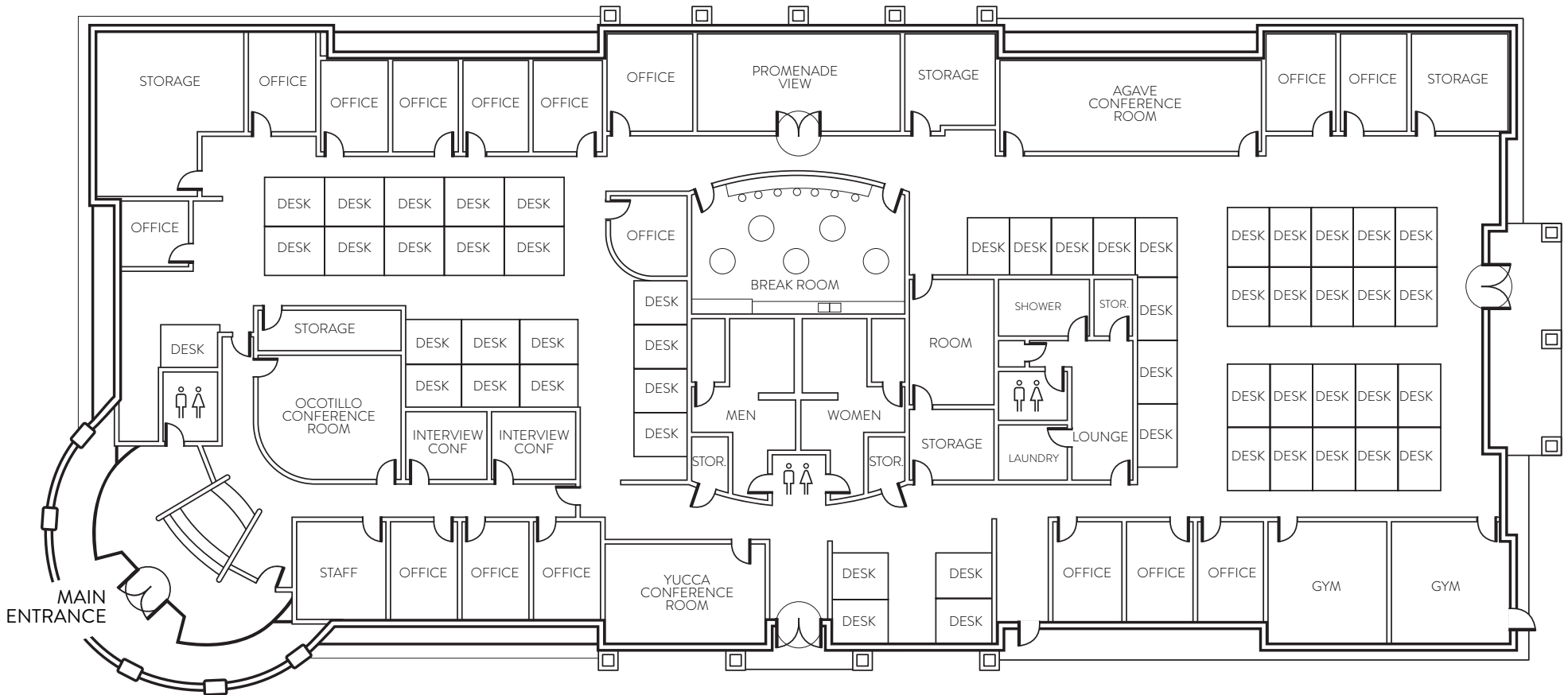


FLOOR PLAN

16,861 SF



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WALK-THROUGH





Secure Lobby with
30' vaulted ceiling

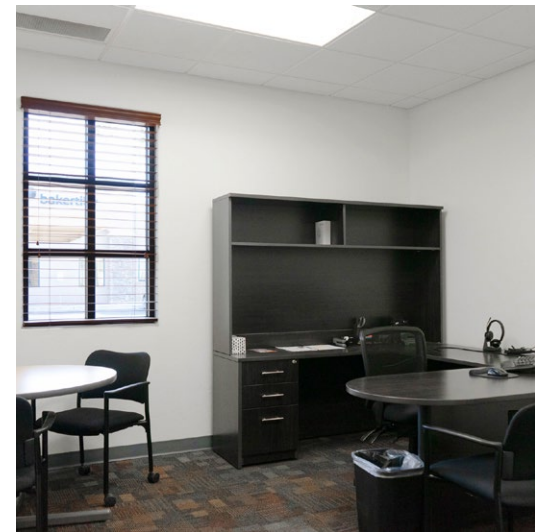


3 Conference
Rooms





Plug & Play Option Available.
52 Cubicles and Fully
Equipped Gym Including
Showers



17 Private Offices

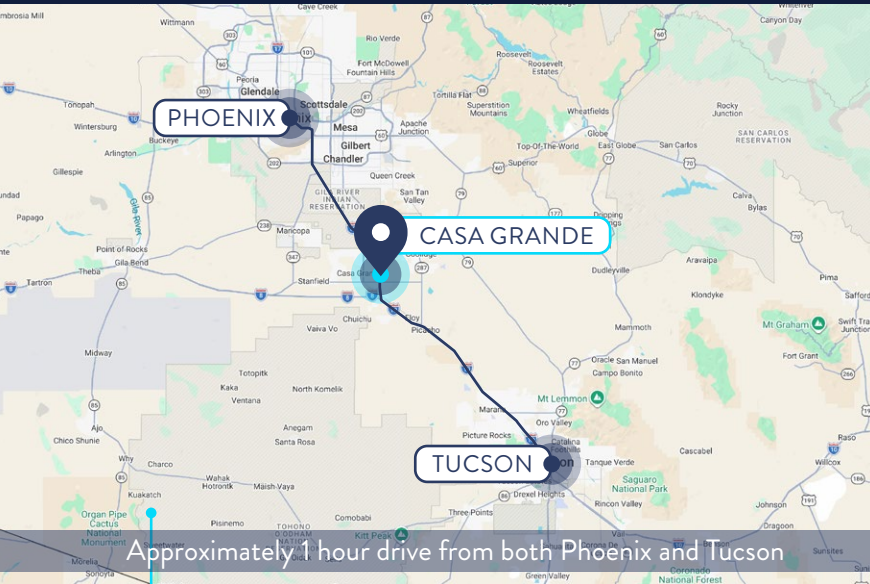


Large Break Area
Including Private
Outdoor Seating



CASA GRANDE

Located in the heart of Casa Grande, this office space is ideal for expanding corporate headquarters. Casa Grande boasts a diverse workforce, ranging from manufacturing to distribution. These opportunities create an attractive environment for new residents and growing families as well as numerous manufacturers.



Approximately 1 hour drive from both Phoenix and Tucson



Interstate 10
10 min (5.6 miles)



Maricopa City
30 min (21.7 miles)



Phoenix Sky Harbor Airport
45 min (43.8 miles)



Chandler Municipal Airport
40 min (30.7 miles)



116K
Labor Force
16 years or Over*

55%
Adult Population with
College Level Education*

31%
Projected Population
Growth by 2030*

52%
White Collar
Workers*



*15 mile radius

CORPORATE NEIGHBORS



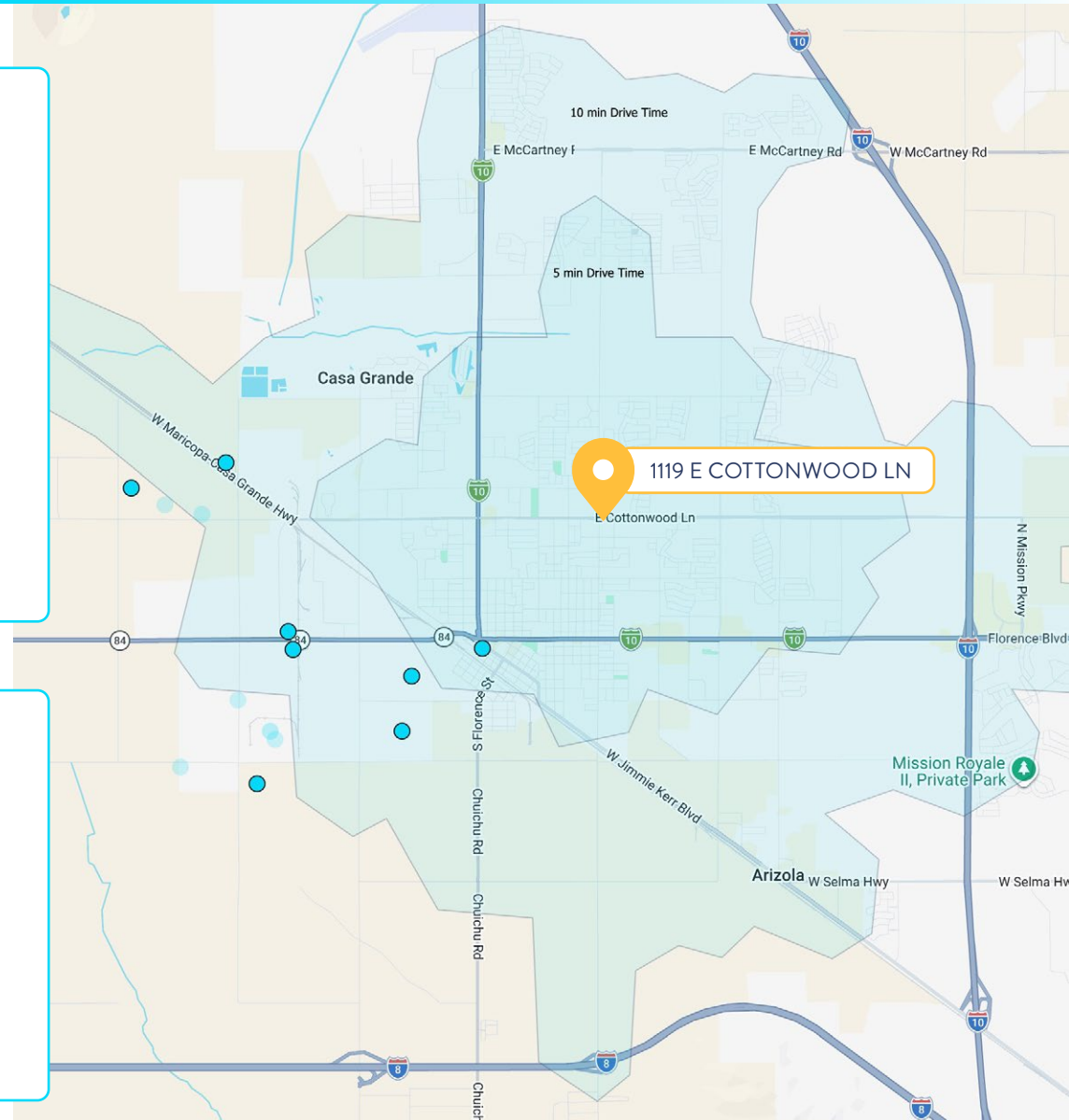
CASA GRANDE

ESTABLISHED



...and more!

COMING SOON





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Thank You

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