

1000 N JEFFERSON AVE
CASA GRANDE, AZ 85122

ZONED: I-1 CLASS B SINGLE TENANCY
INDUSTRIAL BUILDING | \$5,800,000 / \$100 PSF



POWERED BY
LAUNCH | COMPASS

SEAN ZIMMERMAN | 480-239-9911 | SEAN@AZHOMES.COM

PROPERTY HIGHLIGHTS



• RENTABLE BUILDING AREA SF ON
±6.8 ACRES



• READY FOR OWNER/USER OR PRICED
FOR INVESTOR



• OFFICE SPACE: ±7,100 SF



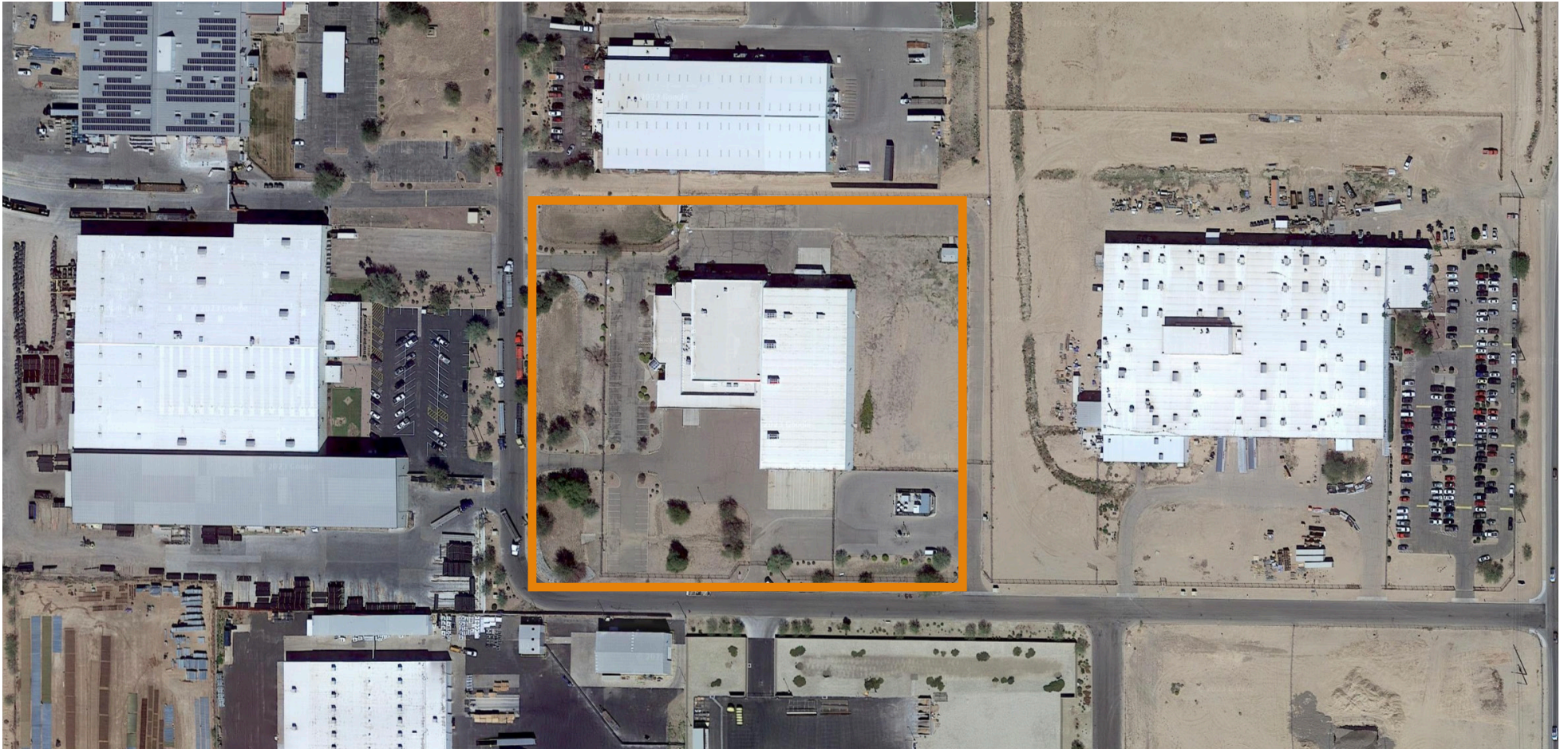
• CLEAR CEILING HEIGHT: 24'- 30'



• REFRIGERATED WAREHOUSE:
±49,000 SF



1000
N JEFFERSON AVE



PARCEL DETAILS

● SIZE

49,000+ SF OF COOLED WAREHOUSE
HEAVY INDUSTRIAL BUILDING \ FENCED
LOT, SIGNAGE OPPORTUNITIES, YARD \ ON
±6.8 ACRES WITH HEAVY POWER \
PARKING RATIO 1.2/1,000 SF OR 68
STRIPED SPACES

● 2023 TAXES: \$75,091

UTILITIES

ELECTRIC: ELECTRIC DISTRICT
NUMBER TWO

NATURAL GAS: SOUTHWEST

TELEPHONE: QWEST

WATER: 8" MAIN LINE

ARIZONA WATER COMPANY

SANITARY SEWER: CITY OF CASA GRANDE

PARCEL #: 503-83-011

LOADING DOCK & 11 BAY DOORS

4 GRADE LEVEL DOORS

1 DOCK HIGH DOOR

9 POSITION SUBGRADE LOADING DOCK

POWER

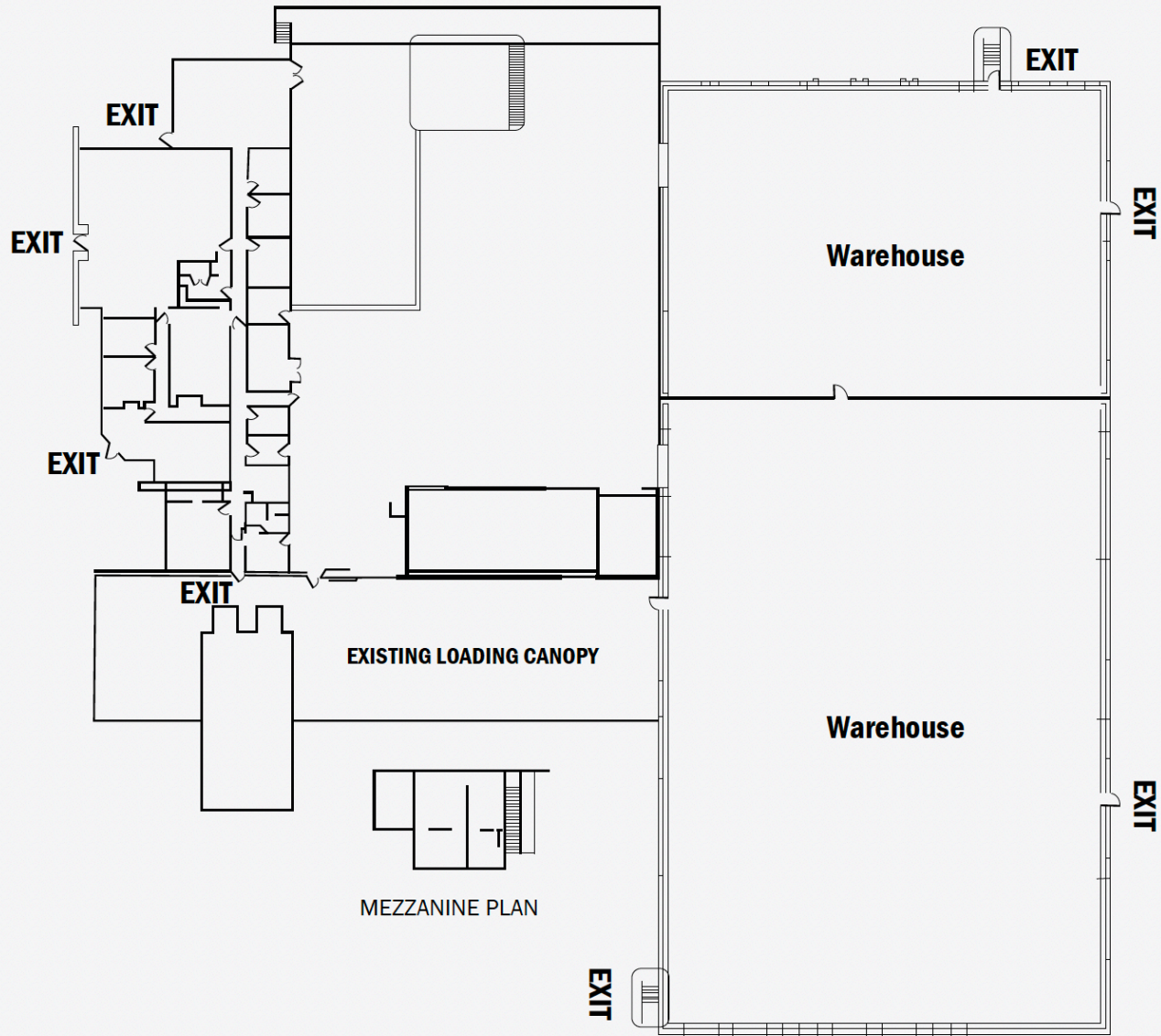
7,800 AMPS 277/480 - AVAILABLE* 1,200 AMPS - EXISTING

PANEL EXPANDABLE TO 13,000 AMPS

*CONTACT BROKER FOR DETAILS



1000 JEFFERSON AVE — FLOOR PLAN



AREA OVERVIEW

POPULATION: 58,000

15,000 JOBS: OVER THE NEXT 10 YEARS

IDEAL LOCATION:



13 MINUTES TO INTERSTATE 10



9 MINUTES TO INTERSTATE 8



55 MINUTES TO PPHOENIX



60 MINUTES TO TUCSON





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