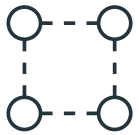


TWO BUILDINGS TOTALING
±42,865 SF
AVAILABLE FOR SALE/LEASE

Centennial Industrial Complex

550 W Centennial Blvd | Casa Grande, AZ 85122



±2.0 Acres

Vacant Land



±25,000 SF

Air Conditioned Warehouse

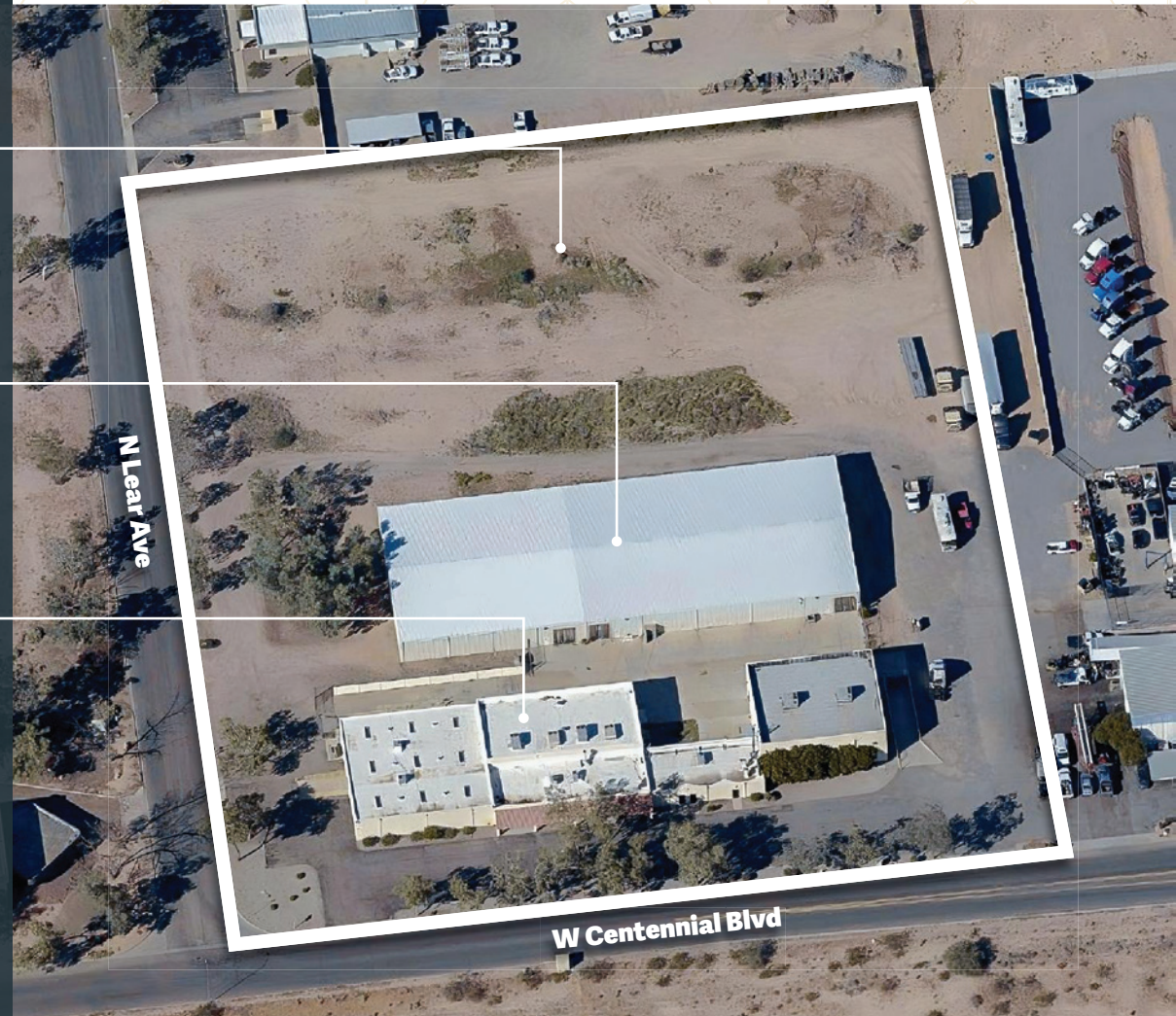


±17,000 SF

Office & Manufacturing

\$6,644,075 Sale Price

\$0.80 NNN Lease Rate



Property Summary

Location	550 W Centennial Blvd Casa Grande, AZ 85122
Total Size	±42,865 SF
Year Built	Warehouse: 1989 Manufacturing/Office: 2000
Lot Size	±5.37 Acres
Parcel	509-81-064A, 509-81-064B, 509-81-065
Zoning	I-1, City of Casa Grande
Clear Height	Warehouse: 16'-18' Manufacturing/Office: 14'-16'
Truckwells	2
Grade Level Doors	Warehouse: 3 (12' x 12') Manufacturing/Office: 5 (12' x 12')
Cooling	100% HVAC
Power	Warehouse: 800A 3-Ph Manufacturing/Office: 400A 3-Ph (Heavy Volts)



Executive Summary

This strategically located industrial property offers a rare opportunity in the burgeoning Casa Grande market. Situated in the Casa Grande Municipal Airport Industrial Park, the ±5.37-acre lot comprises a ±25,000 SF multi-functional warehouse, a ±17,000 SF office/manufacturing building, and ±2 acres of vacant land for potential expansion or yard use.

Key Features:

- **Adaptable Facilities:** Both buildings are fully HVAC cooled and offer ample power, truckwells, grade-level doors, and adaptable clear heights for various industrial operations.
- **Expansion Potential:** The 2-acre vacant parcel presents the opportunity for future development.
- **Prime Location:** Proximity to Casa Grande Municipal Airport, Phoenix Sky Harbor International Airport, and major new manufacturing plants (including Lucid Motors) ensures exceptional connectivity and a strong labor pool.
- **Flexible Acquisition:** Offered for sale or lease (individual buildings or together), providing flexibility for owner-users or tenants.

Target Uses

This versatile property is ideally suited for manufacturing, logistics, distribution, and a wide array of other industrial uses. Its adaptable spaces and location amidst Casa Grande's growth make it a valuable asset for forward-thinking businesses.

Pricing Overview:

Sale Price: \$6,644,075 *(seller is willing to sell buildings separately)*

Lease Rate: \$0.80 NNN



Unlocking Potential

This expansive industrial property presents a unique canvas for realizing your industrial vision.

Its robust core features, adaptable spaces, and strategic location offer a blank slate for creating a dynamic workspace tailored to your specific needs.

Envision customized configurations, modern amenities, and an exterior that reflects your brand – all amidst the thriving manufacturing landscape of Casa Grande.

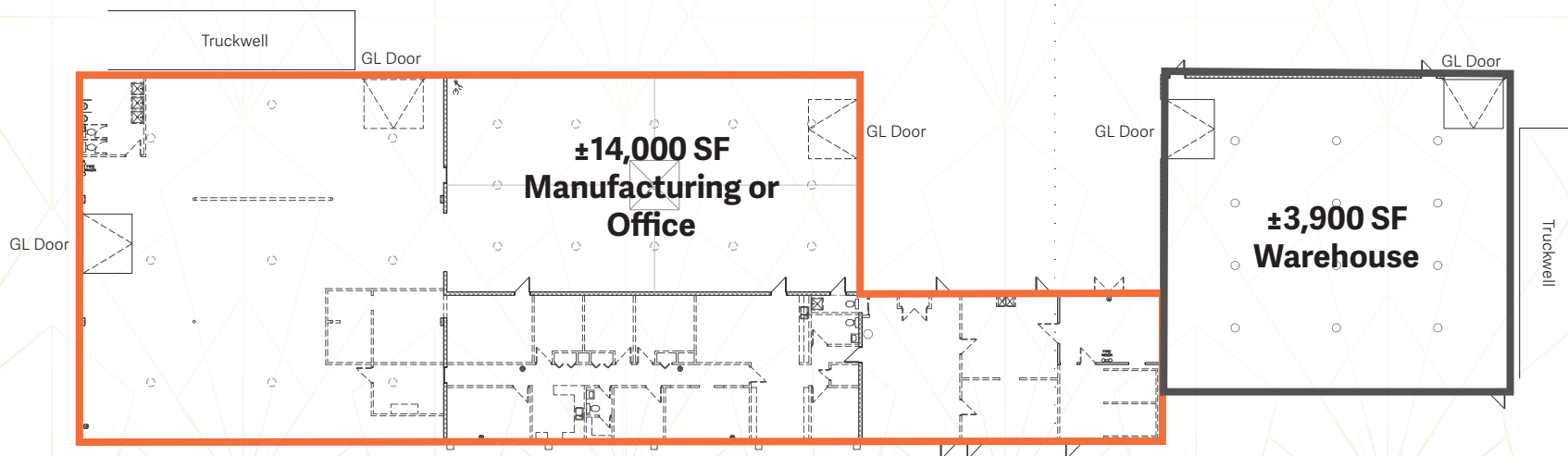
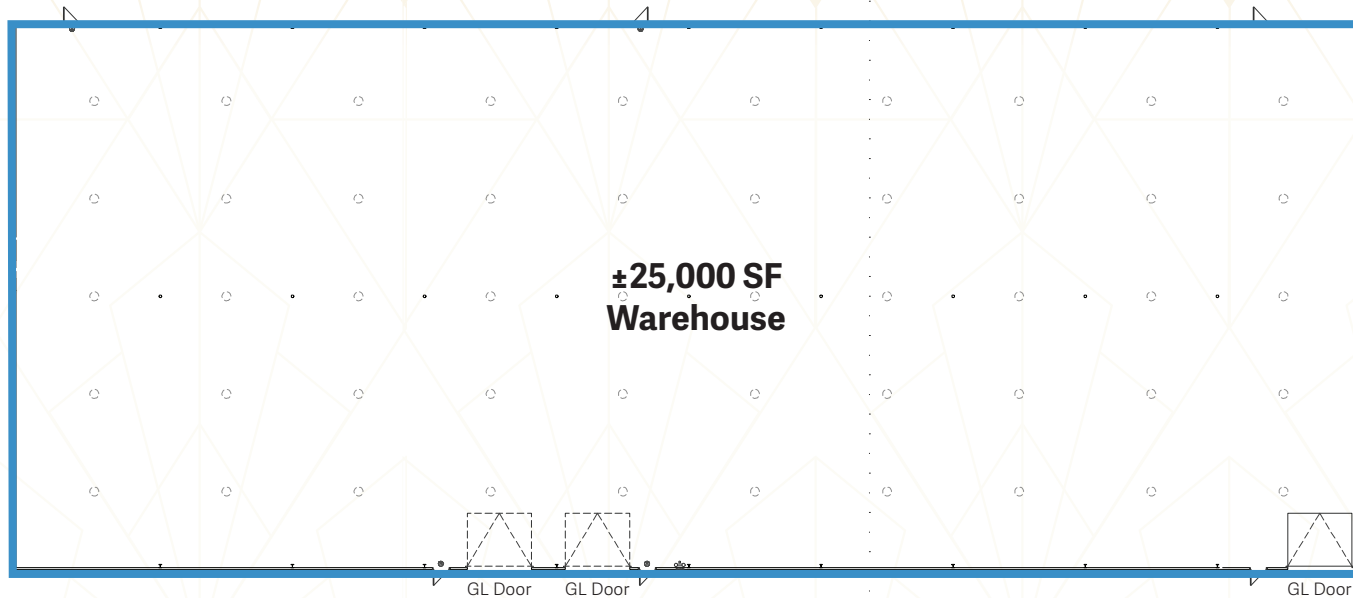


Divisible from \pm 25,000 SF down to 3,000 SF OR any combination thereof.

Can lease each outlined option separately and/or any combination thereof, inclusive of ALL-IN totality.

Lease rates adjust depending on square footage occupied.

Contact agent for specific lease rates.



Location Overview



Casa Grande's strategic location puts this property at the heart of a rapidly expanding industrial hub. Proximity to major transportation routes, including the I-10 and both the Casa Grande Municipal Airport and Phoenix Sky Harbor International Airport, ensures ease of logistics.



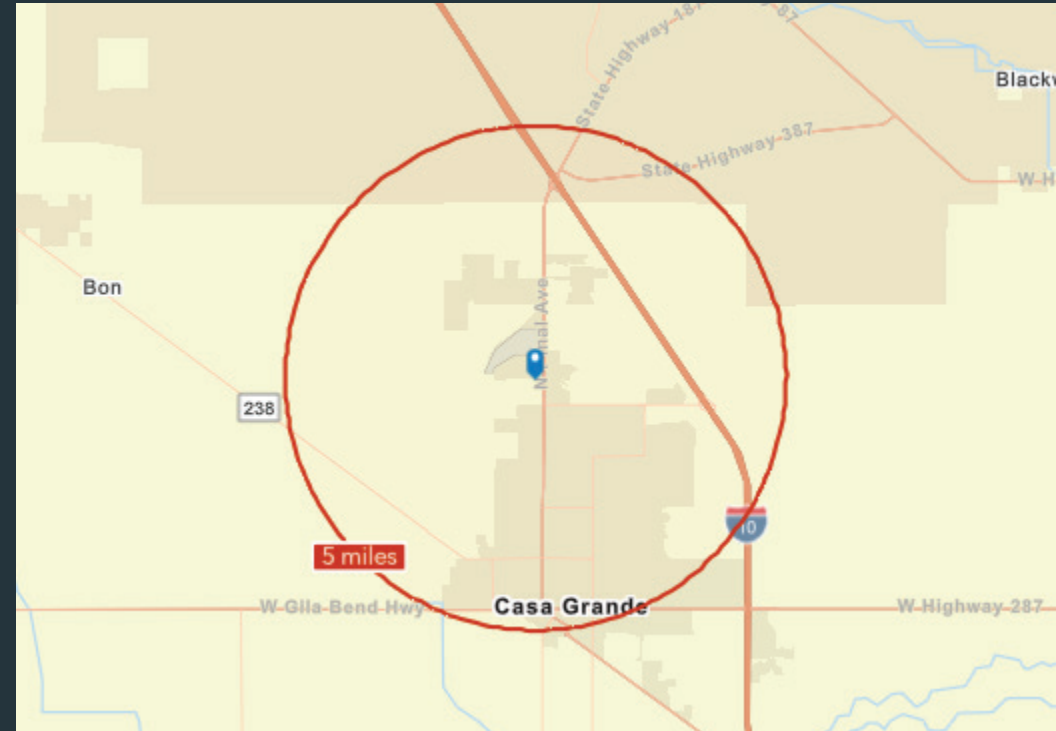
The presence of major companies like Lucid Motors, Nikola, Chang Chun, LCY Electronic Materials, Solvay Corporation, and Jing He Science Company highlights the area's attractiveness to large-scale industrial operations and underscores the availability of a skilled workforce.



Demographic Summary

Source - ArcGIS Business Analyst
(5-Mile Radius)

This property is located within a sizable and growing market, with a population surpassing 54,000 within a 5-mile radius. The median household income suggests purchasing power within the community, while a young median age indicates a vibrant and dynamic workforce. Notably, nearly 20% of the population holds a bachelor's degree or higher, hinting at the availability of skilled labor. The steady population growth is a positive indicator of increasing demand for industrial space and services in the area.



Population Overview



54,986
Population



19,739
Households



36.4
Median Age



\$66,425
Median HH Income



+1.7%
% Population Growth
(2010 - 2023)



20.3%
Bachelor's Degree
or Higher

13,617
Employees

1,081
Businesses

5.3%
Unemployment
Rate

13.7%
Spend 7+ Hours
Commuting to and
from Work Per Week

Employment

The low unemployment rate signals a strong labor pool with available talent. The fact that a significant portion of the workforce currently dedicates substantial time to commuting underscores the potential for businesses to attract employees by offering a more convenient location. This property is well-positioned to capitalize on these demographics by providing a desirable workspace that could reduce commute times and enhance employee satisfaction.

Sale Comparables



	Property	Year Built	Bldg SF	Land Acres	Zoning	Sale Price	Bldg Price/SF	Land Price/SF	CAP Rate	Sale Date
★	550 W Centennial Blvd Casa Grande, AZ 85122	2000/1989	42,865	5.93	I-1	\$7,500,000	\$175	\$29	-	-
1	2016 N Pinal Ave Casa Grande, AZ 85122	1974	34,050	5.84	I-1	\$4,180,000	\$123	\$16	7.27%	Feb-24
2	738 W Boeing Dr Casa Grande, AZ 85122	2006	11,677	3.90	I-1	\$3,250,000	\$278	\$19	-	Jan-24
3	3117 N Cessna Ave Casa Grande, AZ 85122	2007	19,200	9.58	I-1	\$5,000,000	\$260	\$12	-	Dec-22
4	1474 N VIP Blvd Casa Grande, AZ 85122	1974	63,461	9.55	I-2	\$9,625,000	\$152	\$23	-	Dec-22
5	1000 N Jefferson Ave Casa Grande, AZ 85122	1989	56,477	9.57	I-1	\$4,500,000	\$80	\$11	-	Sep-22
6	601 E 1st St Casa Grande, AZ 85122	1980	9,256	0.54	B-4	\$1,300,000	\$140	\$55	7.32%	Jul-22
7	640 W Centennial Blvd Casa Grande, AZ 85122	1985	12,000	1.64	I-1	\$1,275,000	\$106	\$18	-	Jul-22

SALE AVERAGES

Subject Property Not Included in Averages



29,446 SF

Building Size



\$4,161,429

Sale Price



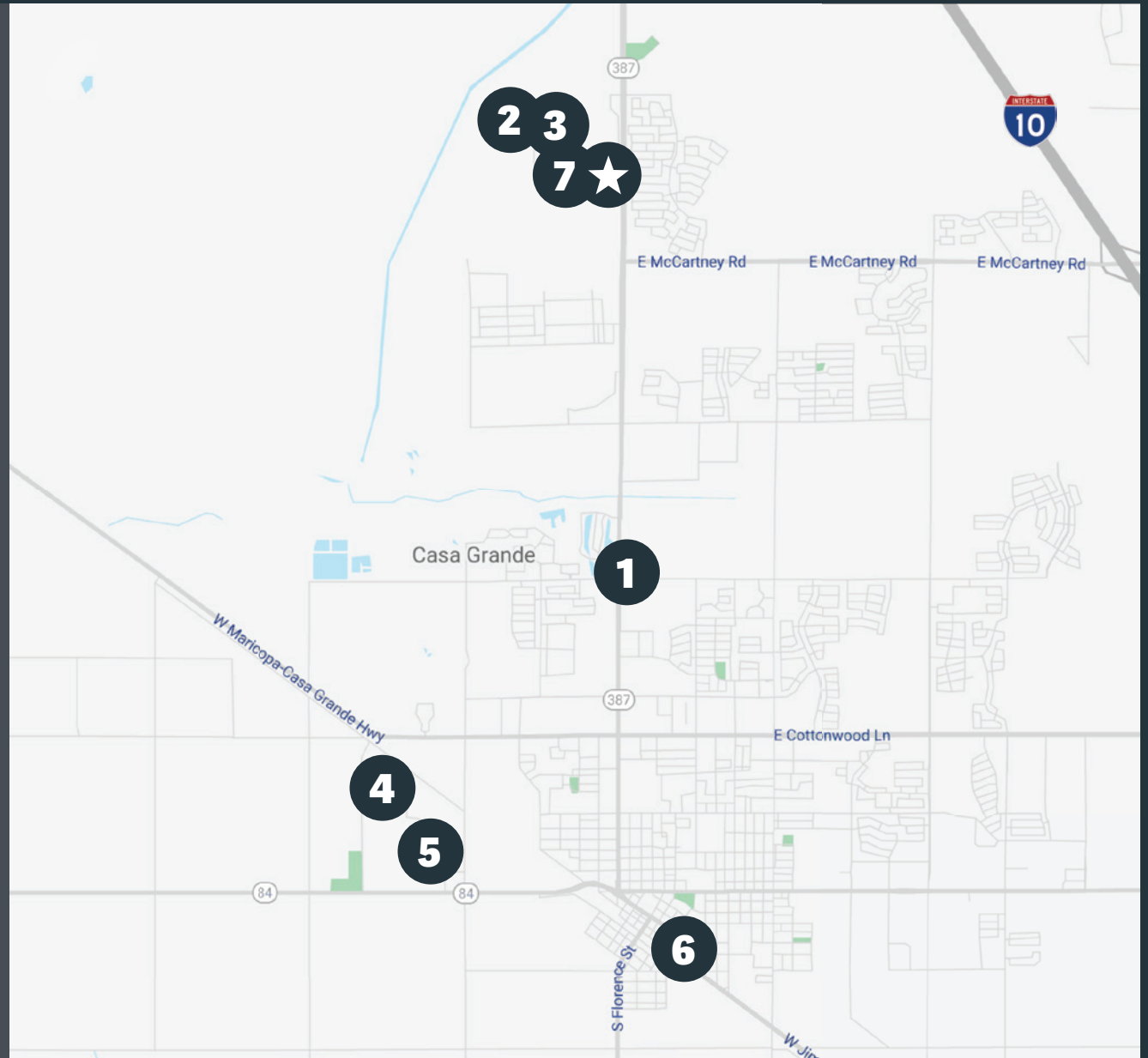
\$163

Bldg Price/SF



\$22.08

Land Price/SF



Centennial Industrial Complex

550 W Centennial Blvd | Casa Grande, AZ 85122

For More Information, Please Contact
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