



413 E 5th St
Casa Grande, AZ

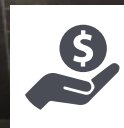
±0.36 ACRES

**R-2 ZONED
REDEVELOPMENT SITE
AVAILABLE FOR SALE**

PROPERTY SUMMARY:

- Possible Redevelopment for Higher Density Apartment or Townhome Sites OR Live/Work Site with Contractor Yard
- ±1,374 SF Existing Structure On Site
- E 5th St Frontage
- R-2 Zoning
- APN: 507-07-227-0 & 507-07-226-0

**ADJACENT TO
CASA GRANDE
PUBLIC LIBRARY
& PEART PARK**



\$175,000 (\$11.16/LAND SF)
SALE PRICE

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

Frontage on E 5th St & Ample Space For Redevelopment



\$175,000 (\$11.16/LAND SF)
Sale Price



±0.36 ACRES
Land Size

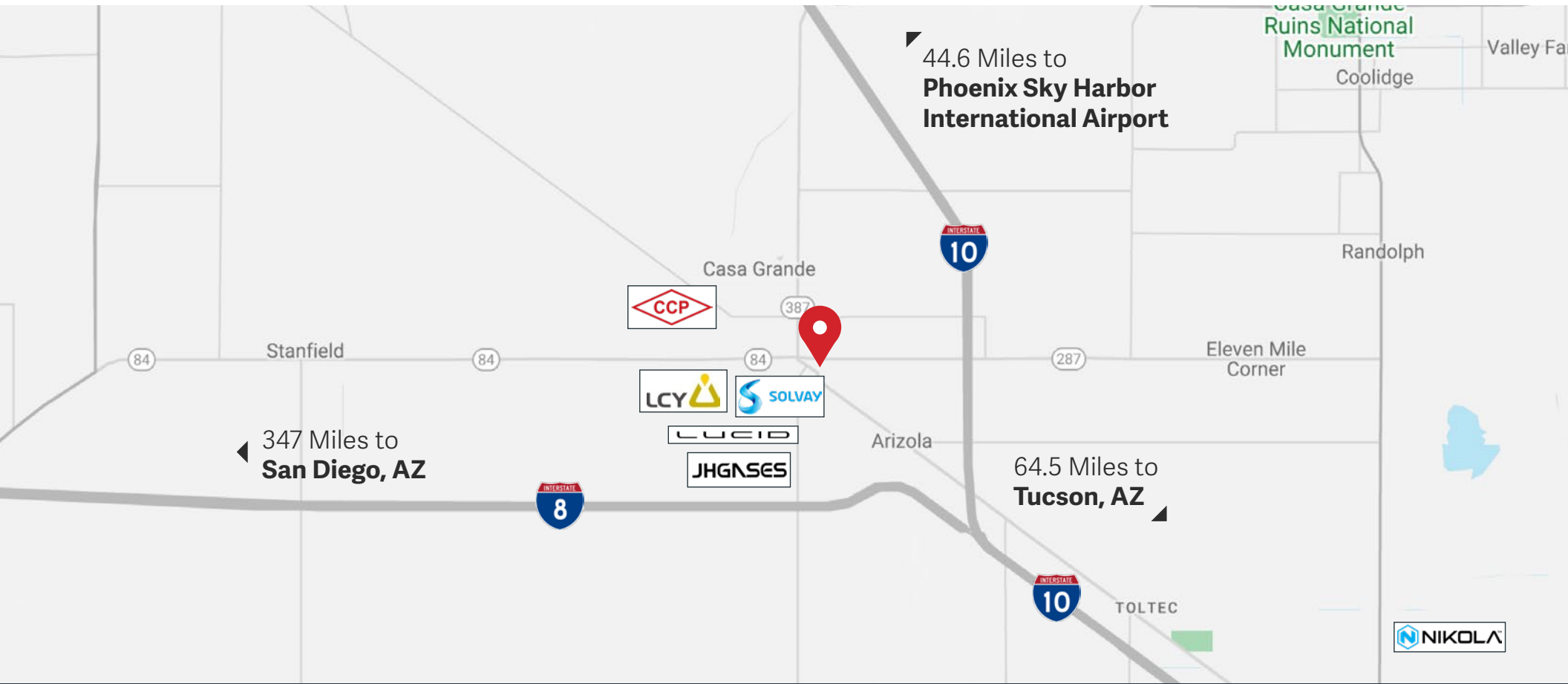




Casa Grande’s strategic location puts this property at the heart of a rapidly expanding industrial hub. Proximity to major transportation routes, including the I-10 and both the Casa Grande Municipal Airport and Phoenix Sky Harbor International Airport, ensures ease of logistics.



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.



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