



COMMERCIAL

R E A L E S T A T E

1585 N THORNTON RD

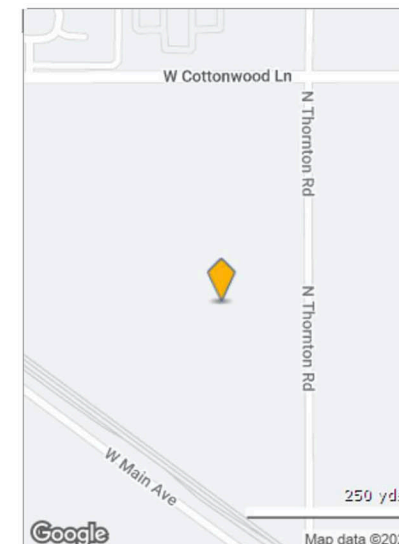
SWC Thornton Road & Cotton Lane
Casa Grande, Arizona 85122

SCOTT MCGILL

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www.MCGCommercialAZ.com

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Casa Grande, Arizona 85122
Pinal County Submarket



CONVENIENT ACCESS OPTIONS:

- Off Thornton Road
- Off Cottonwood Lane
- **By Union Park Railroad**
**** Currently the only site that allows for a hub to built on the railroad*



- Included in the Arizona Commerce Authority
- Opportunity Zone
- Part of the San Carlos Irrigation District



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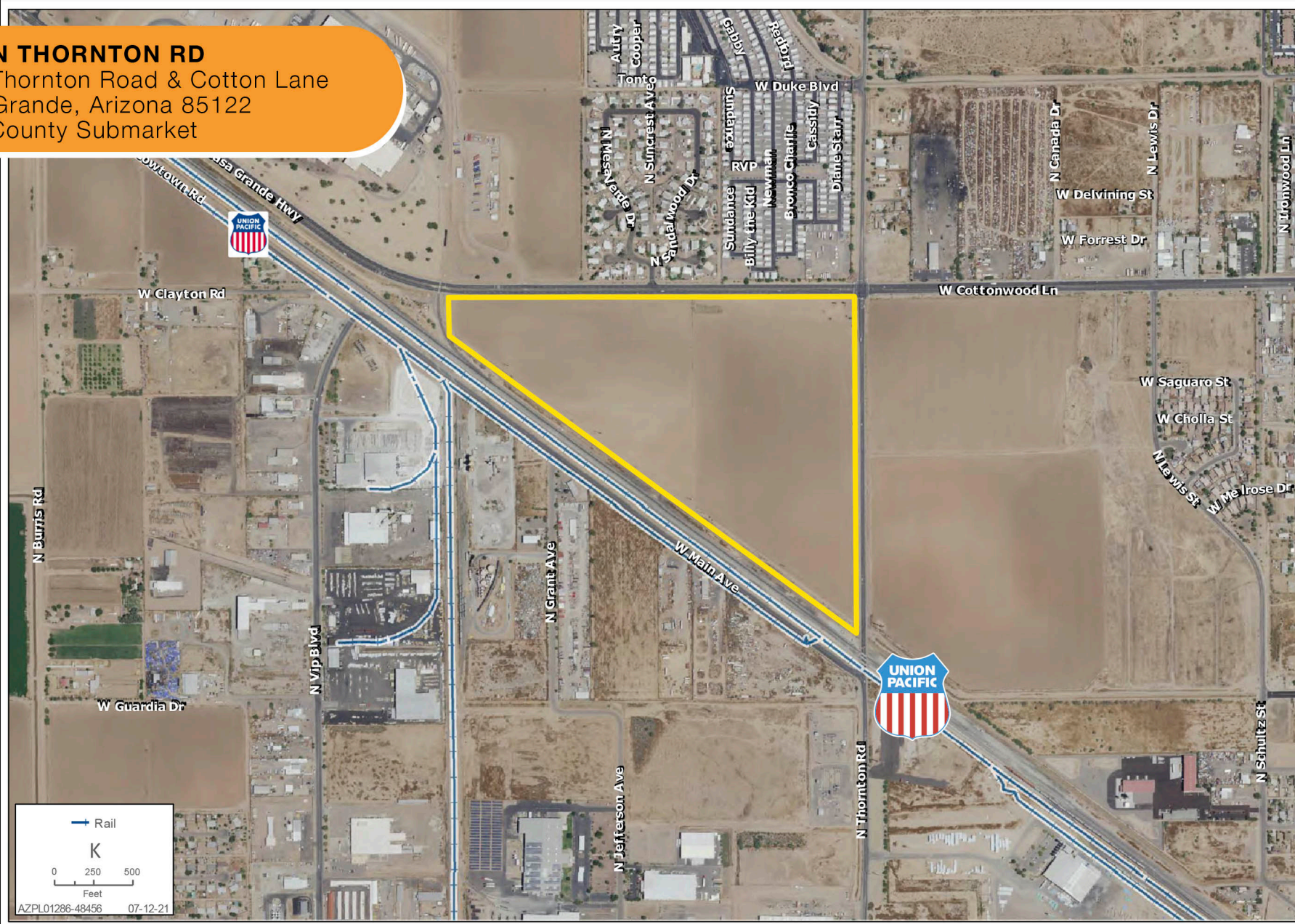


LAND INFORMATION

Proposed Use: Industrial
Parcel Size: 72.66 AC
On-Site Improv: Raw Land

Topography: **Level**
Off-Site Improv: **Electricity, Gas, Irrigation, Sewer, Water**
Street Frontage: **3,500 feet on W Main Ave**
2,250 feet on Thornton Road
2,750 feet on Cottonwood Lane

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DETAIL MAP



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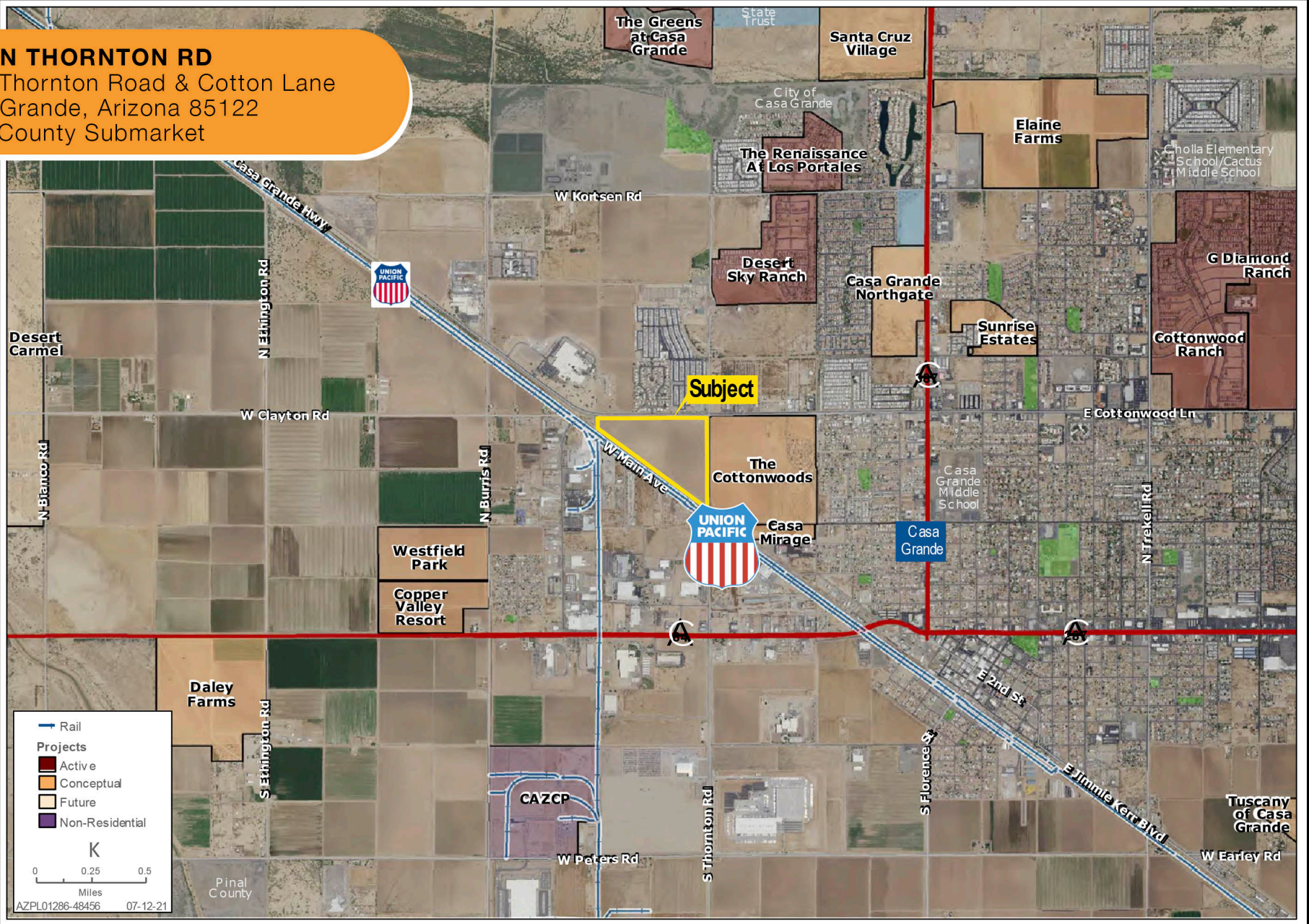
CORPORATE NEIGHBORS



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AREA MAP

— Rail
 ■ Projects
 ■ Active
 ■ Conceptual
 ■ Future
 ■ Non-Residential

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 Miles
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REGIONAL MAP



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