



- **Location:** NWC of N Schultz Street and W 11th Street, Casa Grande, Arizona
- **Size:** 4.67 net acres
- **Zoning:** I-2 - Heavy Industrial
- **Utilities:** All to site
- **Price:** \$2,500,000.00
- **Comments:**
 - ✓ Shovel ready site! Fully approved plans for 63 individual contractor garages on 4.67ac.
 - ✓ Located in Opportunity Zone 1.0 and eligible for OZ 2.0.
 - ✓ Little to Zero competition for this product type in the Casa Grande Market.
 - ✓ Development will offer small, affordable workspaces with 24-hour secure access and flexible footprints.

Great Investment Opportunity | Exclusively Available

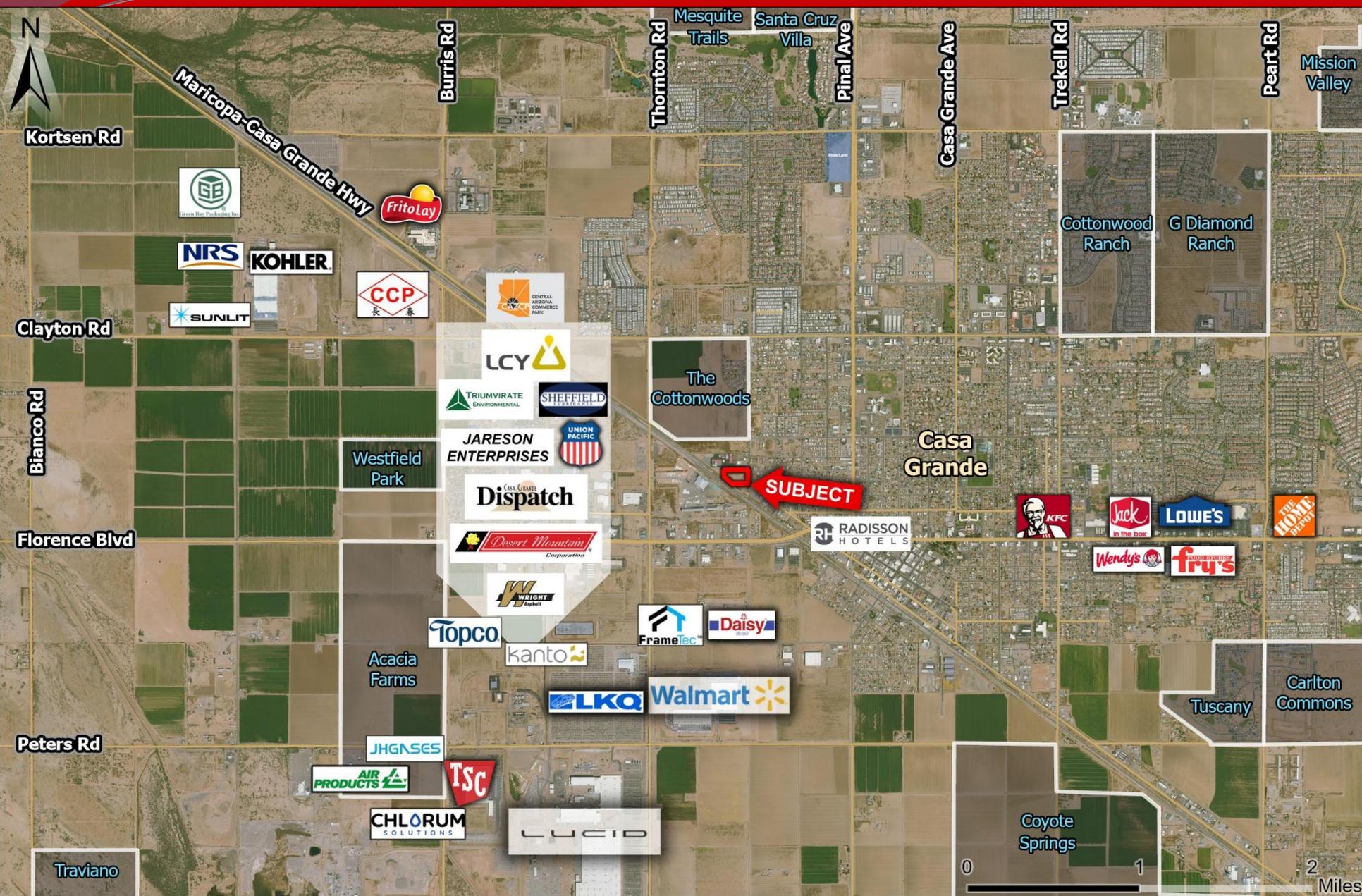
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
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Casa Grande Contractor Garages

01. Executive Summary

Investment Objective

Develop and deliver a **fully entitled, small-bay industrial contractor garage facility** in Casa Grande, Arizona, creating a **stabilized, income-producing industrial asset** positioned for long-term hold or strategic sale.

Project Snapshot

- **63 individual contractor garage units**
- **92,679 SF** of rentable industrial space
- **4.67-acre I-2 zoned heavy industrial site**
- **Permit Ready**
- **Unit sizes range from 1,080 – 2,940 SF**
- **Designed for active-use industrial tenants**

Investment Thesis

- **High-demand, supply-constrained asset class**
- **Broad, diversified tenant base with 1–3 year leases for rent stability**
- **Efficient unit sizes support strong absorption**
- **Development risk reduced through land ownership and completed entitlements**

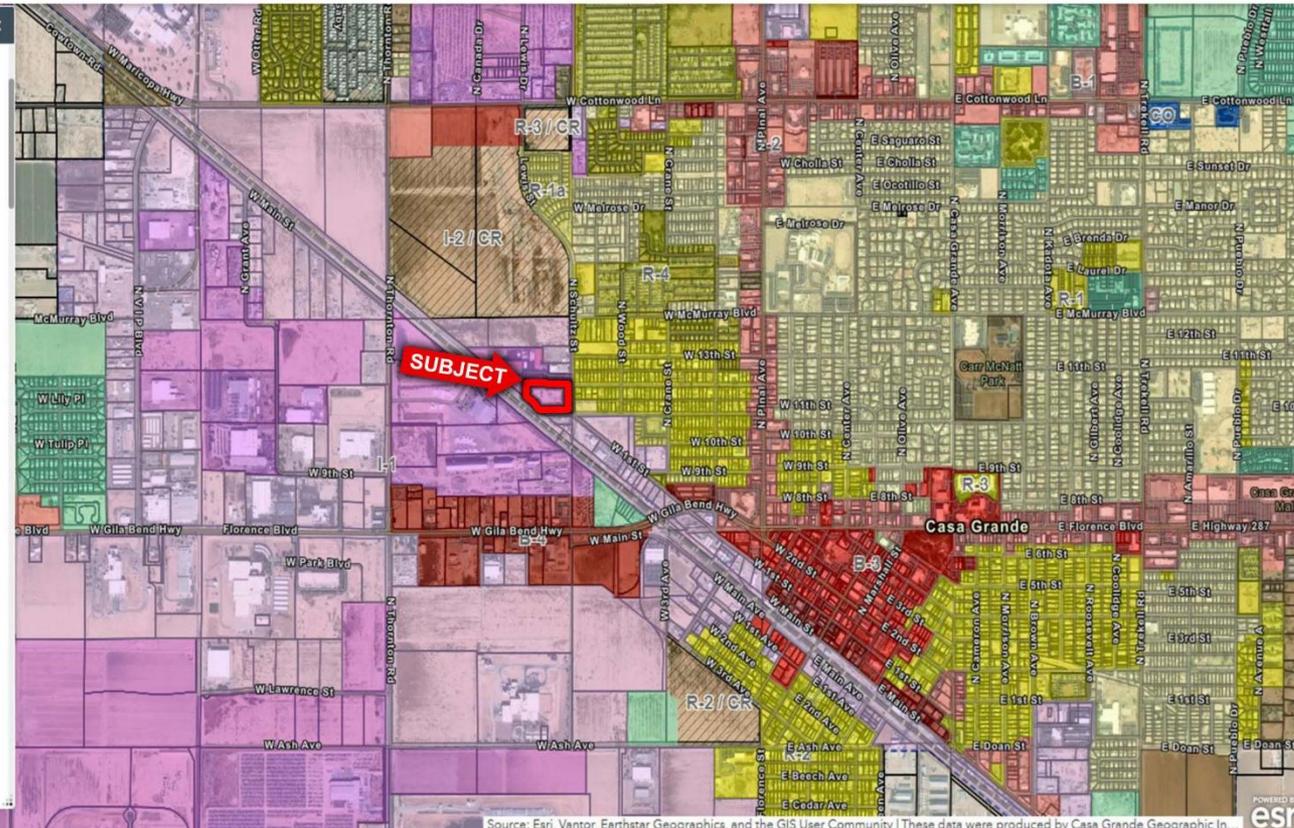
Market Opportunity

- **Contractors and small businesses are priced out of traditional industrial space**
- **Self-storage facilities do not allow active work or adequate power**
- **Casa Grande and Pinal County are experiencing rapid population and industrial growth**
- **Limited local supply of purpose-built contractor garage product**

Centrally Located Desirable I-2 Zoning

Layer List

- B-2
- B-2 / CR
- B-3
- B-4
- B-4 / CR
- CO
- I-1
- I-1 / CR
- I-2**
- I-2 / CR
- PAD
- PAD / CR
- PAD-RV
- R-1
- R-1 / CR
- R-1a
- R-2
- R-2 / CR
- R-3
- R-3 / CR
- R-4
- RR
- UR



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community | These data were produced by Casa Grande Geographic In... esri

Proposed Schultz Contractor Garage



Fully Entitled, Shovel-Ready Site

- 4.67-acre heavy industrial parcel
- All civil, architectural, structural, and MEP plans approved
- Permits ready for issuance
- Utilities available at site perimeter
- Opportunity Zone 1.0 (eligible for OZ 2.0)
- 93,348 SF (units from 1,080-2,940)
- 63 Individual Rentable Units (28% with attached yard)

The Contractor Garage Market Gap

What's Broken

- Contractors priced out of traditional industrial space
- Home garages no longer viable or permitted for business use
- Self-storage prohibits active work and power usage

What's Missing

- Small, affordable, zoned workspaces
- 24 hr secure access with utilities
- Flexible footprints without office waste

Why Now

- Pinal County fastest-growing in Arizona
- Surge in small business and trade formation
- Near-zero availability of comparable product



What Makes This Different?

Designed for Real Work

- Active-use industrial zoning (I-2)
- 12'x12' and 12'x14' roll-up doors
- Minimum 13' clear heights
- Individually metered power and lighting

Tenant-Focused

- 24/7 access with security systems
- Units absorbable as operating expenses
- 1-3 year leases for stability

Not

- Condos (all units are for rent)
- Self-storage
- Office-heavy flex space



Contractor storage facilities combine elements of several alternate type uses.

Contractor Yards

These types of facilities simply offer outdoor storage for materials and vehicles. They do not provide the same security or climate-controlled workspace and often are not approved for active work.

Luxury Vehicle Storage Some facilities are targeted toward high end luxury toy storage such as RV's, boats, or collector cars. They often offer high end finishes and are used for a clubhouse atmosphere. Due to high construction costs, these are often condos, making them unaffordable to many users. This type of storage is possible here, but not the main user.

How They Differ from Self-Storage

Self Storage

Storage only

No business use

Limited power

Restricted access

Short-term focus

Contractor Garages

Storage + active work

Business use allowed

Workshop-level power

Frequent daily access

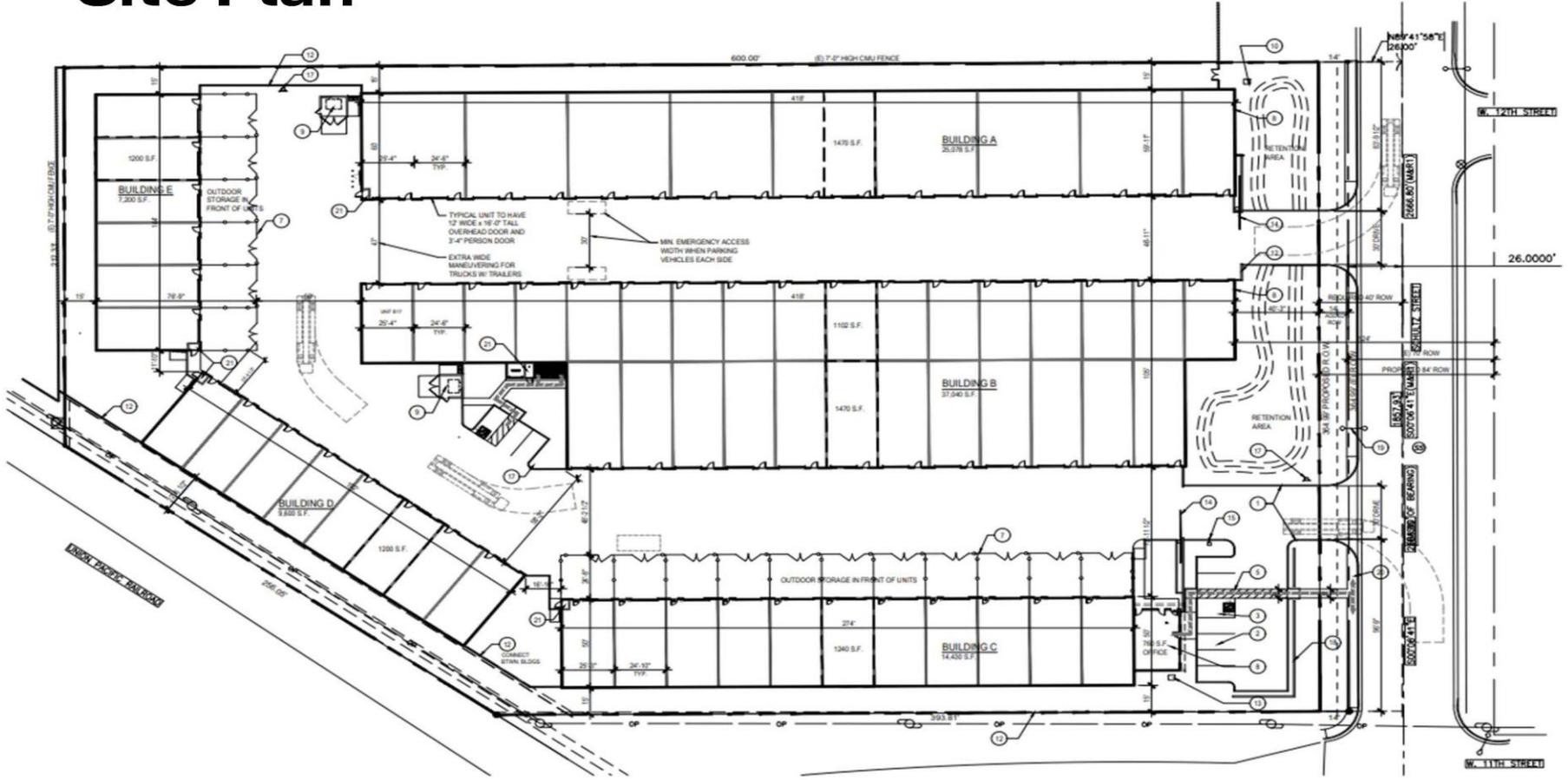
Long-term operating space

Casa Grande Contractor Garage Highlights

- Heavy gauge steel buildings with units ranging from 1,080 to 2,940 SF
- 24 hour access and well light facility
- Individual walk doors
- Large 12' x 14' or 12' x 12' roll-up door
- Overhead LED lighting
- Minimum 13' clear interior ceilings
- Plentiful 110v outlets & individually metered units (allowing renter to energize or not)
- Well insulated and lined interiors for temperature and sound control
- Shared bathrooms & water taps
- Wireless keypads & security systems
- Fully accessible for deliveries (semis, UPS, FEDEX)
- Individually controlled evaporative cooling in 34 units
- (17) units have attached 600SF exterior storage yard

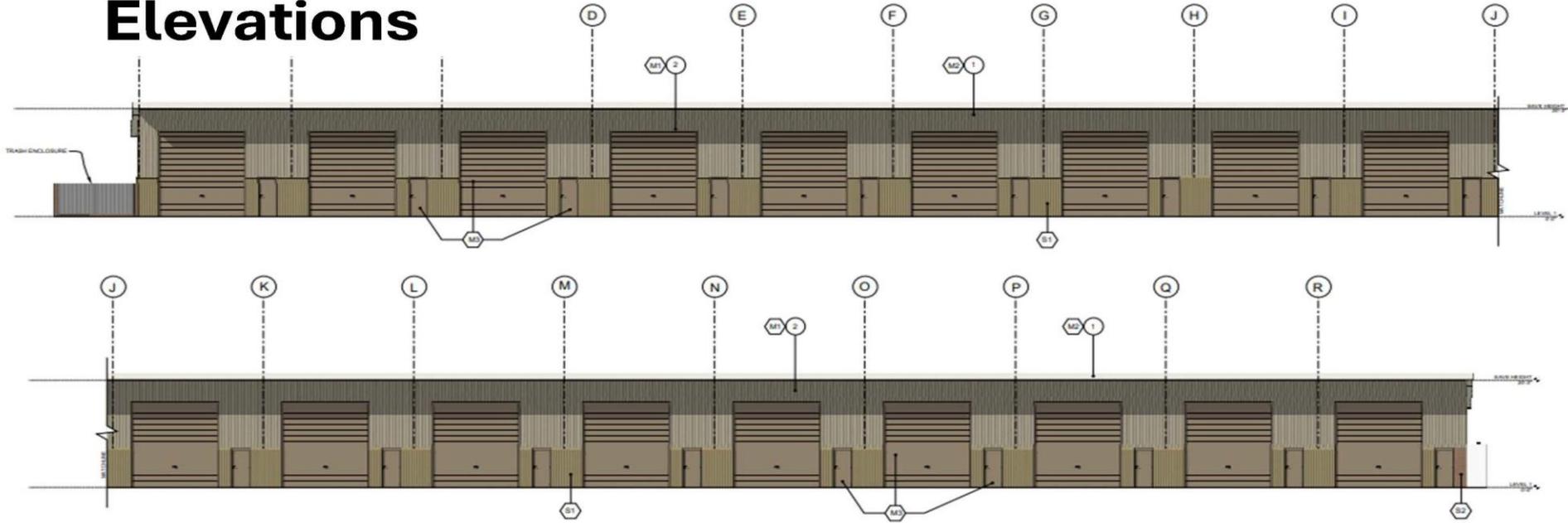


Site Plan

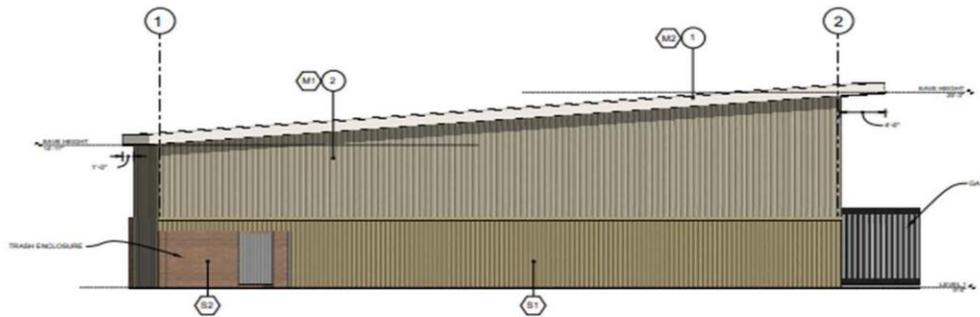


SITE PLAN
SCALE: 1" = 30'-0"

Elevations



1 SOUTH ELEVATION - BUILDING A
1/8" = 1'-0"



2 WEST ELEVATION - BUILDING A
3/16" = 1'-0"

KEYNOTE

- 1 METAL ROOF PANEL
- 2 METAL WALL PANEL

MATERIALS LEGEND

- M1 WALLS
PVDF COATING SANDSTONE
E: 0.85 SRI: 71
- M2 ROOF AND EAVES
PVDF COATING PEARL WHITE
E: 0.85 SRI: 80
- M3 DOORS AND OTHER ELEMENTS
PVDF COATING BROWNSTONE
E: 0.85 SRI: 53
- S1 LOWER WALLS
PVDF COATING MEDIUM BEIGE
E: 0.85 SRI: 40
- S2 VENER, TRASH ENCLOSURE,
AND SITE WALLS
BOOT BROWN - SHELTON
SMOOTH FACE CMU

Unit Numbering & Location



Unit Roster

Building A

Unit #	Size	Square Footage	Outdoor SF	Heating/Cooling	Overhead door size
A1	25x60	1500	None	Evap cooled	12x14
A2	49X60	2940	None	Evap cooled	(2) 12x14
A4	49X60	2940	None	Evap cooled	(2) 12x14
A6	49X60	2940	None	Evap cooled	(2) 12x14
A8	49X60	2940	None	Evap cooled	(2) 12x14
A10	49X60	2940	None	Evap cooled	(2) 12x14
A12	49X60	2940	None	Evap cooled	(2) 12x14
A14	49X60	2940	None	Evap cooled	(2) 12x14
A16 (ADA)	49X60	2921	None	Evap cooled	(2) 12x14

Building C

Unit #	Size	Square Footage	Outdoor SF	Heating/Cooling	Overhead door size
C1	25x50	1250	600	Evap cooled	12x14
C2	25x50	1250	600	Evap cooled	12x14
C3	25x50	1250	600	Evap cooled	12x14
C4	25x50	1250	600	Evap cooled	12x14
C5	25x50	1250	600	Evap cooled	12x14
C6	25x50	1250	600	Evap cooled	12x14
C7	25x50	1250	600	Evap cooled	12x14
C8	25x50	1250	600	Evap cooled	12x14
C9	25x50	1250	600	Evap cooled	12x14
C10	25x50	1250	600	Evap cooled	12x14
C11 (ADA)	25x50	1231	600	Evap cooled	12x14

Building B

Unit #	Size	Square Footage	Outdoor SF	Heating/Cooling	Overhead door size
B1	24x45	1080	None	None	12x12
B2	25x45	1125	None	None	12x14
B3	25x45	1125	None	None	12x14
B4	25x45	1125	None	None	12x12
B5	25x45	1125	None	None	12x14
B6	25x45	1125	None	None	12x14
B7	25x45	1125	None	None	12x12
B8	25x45	1125	None	None	12x14
B9	25x45	1125	None	None	12x14
B10	25x45	1125	None	None	12x14
B11	25x45	1125	None	None	12x12
B12	25x45	1125	None	None	12x14
B13	26x45	1170	None	None	12x14
B14	25x45	1125	None	None	12x14
B15	25x45	1125	None	None	12x12
B16	25x45	1125	None	None	12x14
B17 (ADA)	25x45	1125	None	None	12x14
B18	25x60	1500	None	None	12x14
B19	25x60	1500	None	None	12x14
B20	25x60	1500	None	None	12x12
B21	25x60	1500	None	None	12x14
B22	25x60	1500	None	None	12x14
B23	25x60	1500	None	None	12x12
B24	25x60	1500	None	None	12x14
B25	25x60	1500	None	None	12x14
B26	25x60	1500	None	None	12x14
B27	25x60	1500	None	None	12x12
B28	25x60	1500	None	None	12x14
B29	26x60	1560	None	None	12x14

Building D

Unit #	Size	Square Footage	Outdoor SF	Heating/Cooling	Overhead door size
D1 (ADA)	24X50	1200	None	Evap cooled	12x14
D2 (ADA)	24X50	1200	None	Evap cooled	12x14
D3	24X50	1200	None	Evap cooled	12x14
D4	24X50	1200	None	Evap cooled	12x14
D5	24X50	1200	None	Evap cooled	12x14
D6	24X50	1200	None	Evap cooled	12x14
D7	24X50	1200	None	Evap cooled	12x14
D8	24X50	1181	None	Evap cooled	12x14

Building E

Unit #	Size	Square Footage	Outdoor SF	Heating/Cooling	Overhead door size
E1	24X50	1181	600	Evap cooled	12x14
E2	24X50	1200	600	Evap cooled	12x14
E3	24X50	1200	600	Evap cooled	12x14
E4	24X50	1200	600	Evap cooled	12x14
E5	24X50	1200	600	Evap cooled	12x14
E6	24X50	1200	600	Evap cooled	12x14

Unit Mix Summary

TOTALS					
Unit count	Size	Square Footage	Outdoor SF	Heating/Cooling	Overhead door size
1	24x45	1080	None	None	12x12
4	25x45	1125	None	None	12x12
11	25x45	1125	None	None	12x14
1	26x45	1170	None	None	12x14
1	24X50	1181	None	Evap cooled	12x14
1	24X50	1181	600	Evap cooled	12x14
7	24X50	1200	None	Evap cooled	12x14
5	24X50	1200	600	Evap cooled	12x14
1	25x50	1231	600	Evap cooled	12x14
10	25x50	1250	600	Evap cooled	12x14
3	25x60	1500	None	None	12x12
9	25x60	1500	None	None	12x14
1	25x60	1500	None	Evap cooled	12x14
1	49X60	2921	None	Evap cooled	(2) 12x14
7	49X60	2940	None	Evap cooled	(2) 12x14

A New Contractor Storage Facility For:
White Space Development



CASA GRANDE ZONING

Table 17.36.000 - I-2 Zone

A. The maximum setback from any lot line for public right-of-way shall be as set forth in this table.

Setback: Feet

Building Setbacks: 30
Front 30
Interior side and rear 15
Corner side 15
Rearsetback Zone boundary 15

Parking Lot: 4
Front 4
Interior side and rear 3
Corner side 3
Rearsetback Zone boundary 3

B. Maximum building height 30 feet. Additional building height, up to a maximum of 75 feet, may be achieved through compliance with the following development standards:
Increasing building setback an additional 2 feet for every 1 foot of height exceeding 30 feet.
Increasing the street frontage landscaping an additional 1 foot of depth.
Additional landscape area shall include an amount equal to or greater than 1 tree and 3 shrubs for each 30 feet of frontage and equivalent groundcover occupying a minimum of 50%.
The building and its surroundings shall be designed, constructed and/or colored in order to correspond with the aesthetic, contextual and other characteristics of the area in which they are to be located.

APPROVED

CGA-24-0064 - Contractor Storage Yard Major
Site Plan, approved by Planning Commission on 8/5/2024
-Isidyn Samrowski, Senior Planner

SITE DATA

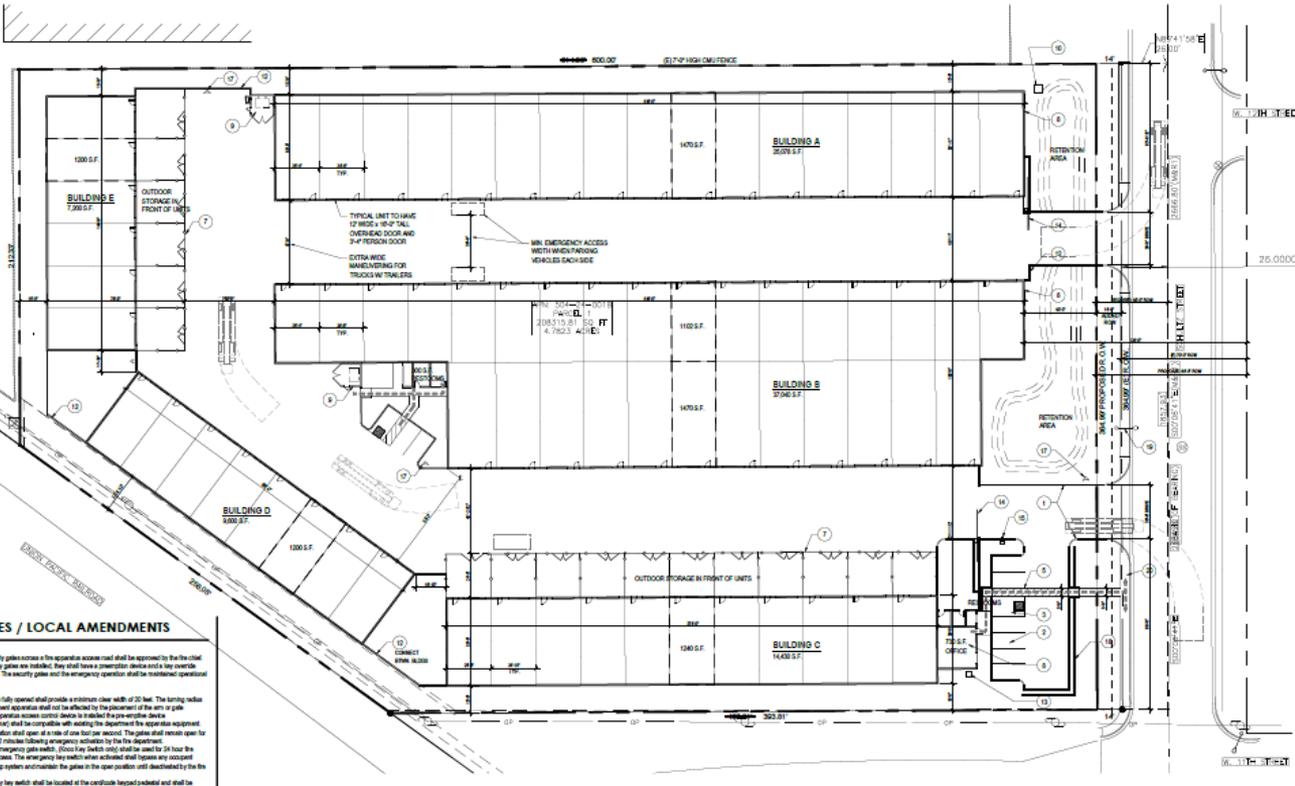
PROJECT DESCRIPTION:	AROUND UP CONTRACTORS STORAGE BUILDING/PAVING
APN:	064181610
LEGAL DESCRIPTION:	SECTION 19 TOWNSHIP 06S RANGE 06S SUBSECT 04N 06S CIVIL PAR 04X 02S UGAL
ZONING:	I-2 (GENERAL INDUSTRIAL ZONE)
USE:	71 UNITS - CONTRACTOR STORAGE STORAGE UNITS (MINIMUM 5000)
AREA:	GENERAL: 37,000 S.F. (8 ACRES) NET 28,000 S.F. (0.6 ACRES) PROPOSED NET: 28,000 S.F. (0.6 ACRES)
BUILDING SETBACKS:	SEE PLANNING NOTES
CONSTRUCTION TYPE:	416
BUILDING AREA:	28,000 S.F. BUILDING A 14,000 S.F. BUILDING B 14,000 S.F. BUILDING C 500 S.F. BUILDING D 7,000 S.F. BUILDING E
TOTAL AREA:	36,500 S.F. (0.83 AC)
HEIGHT:	30 FT (60 FT MAXIMUM FOR UP TO 30 ACRES)
SETBACKS:	30 FRONT, 15 SIDE REAR, 15 FROM ADJACENT
PARKING:	10 SPACES (INCLUDES 4 ACCESSIBLE REQUIRED (8x12) TO BE KEPT AND RESTROOMS)
PARKING SETBACK:	4' FROM 3' SIDE REAR, 3' FROM REAR/ADJACENT
PARKING NOTE:	47 SPACES WITH FRIENDLY DESIGN WITH PARKING SPACES ON EACH SIDE OF DRIVE WALK AND PARKING CLEAR WALK FOR EMERGENCY VEHICLES

Scottsdale Architecture
www.scottsdalearch.com

Jason Derry, AIA (900) 717-0001
1605 W. Cherry Drive
Glendale, AZ 85302

REGISTERED ARCHITECT
STATE OF ARIZONA
NO. 12345

In association with:



PROJECT TEAM

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LEGEND

INDICATES ACCESSIBLE ROUTE, CONNECTS GROUND LEVEL TYPE UNITS TO ACCESSIBLE PARKING AND PUBLIC ROW

NEW FIRE HYDRANT, REFER TO CIVIL PLANS

KEYNOTES

- CONCRETE CURB, REFER TO DETAIL 04-1
- TYPICAL PARKING SPACE: 8'-0" x 18'-0" INCLUDING 2' OVERHANG
- MIN ACCESSIBLE SPACE WITH ACCESSIBLE SIDE: 11'-0" WIDE x 18'-0" INCLUDING OVERHANG, REFER TO DETAIL 04-1 & 04-1.1
- 4' WIDE MIN. CONCRETE WALKWAY, 5' WIDE AT PARKING OVERHANGS
- 8'-0" MIN STRIPPED CROSSWALK
- ACCESSIBLE CURB RAMP, REFER TO DETAIL 04-1
- 8'-0" HIGH FENCE AND GATES AT INTERIOR STORAGE AREAS
- BUILDING ACCESS NUMBERS, 12" MIN. HIGH
- FRASH ENCLOSURE, MINIMUM CLEAR HEIGHT DIMENSIONS 10' x 14' GATES TO BE MOUNTED, COURSE OF WALLS & GATE TOP PAINT TO BE COLORED
- ELECTRICAL TRANSFORMER, REFER TO ELECTRICAL
- BUILDING MOUNTED LIGHT FIXTURES, SEE ELECTRICAL
- 7'-0" HIGH PERIMETER CMU SCREEN WALL
- ACCESSORABLE UNIT LOCATION: 4" THICK CONC. PAD, COORDINATE FINAL LOCATIONS WITH UNITS AND ELECTRICAL PANELS
- AUTOMATIC SLOSH-GATES, ORNAMENTAL, FLOOR PAINTED BLACK
- WALK ACCESS PAD WITH PRE-EMPTIVE DEVICE (FROM TOWARD) SHALL BE COMPATIBLE WITH EXISTING FIRE DEPARTMENT FIRE APPARATUS EQUIPMENT COORDINATE WITH FIRE DEPARTMENT REQUIREMENTS
- 8'-0" HIGH SCREEN WALL, PAINTED CMU, COLOR TO MATCH 8'-0" BUILDING COLOR
- FRASH-CONCRETE
- 8'-0" CMU WALL, 30" HIGH
- STREET LIGHT, MATCH CITY STANDARDS
- 8'-0" WIDE SIDEWALK ALONG STREET SIDE

FIRE NOTES / LOCAL AMENDMENTS

5016 Security gates.
The installation of security gates across the separation access road shall be approved by the fire chief. Where automatic security gates are installed, they shall have a prevention device and a key override switch for entry and exit. The security gates and the emergency control shall be maintained operational at all times.

- The gate when fully opened shall provide a minimum clear width of 20 feet. The turning radius for the department apparatus shall not be affected by the placement of the bars or gate.
- When a department apparatus arrives, the device is to be fully opened. The gate operator shall be notified by the department the gate is open.
- The gate operator shall open at a rate of one foot per second. The gate shall remain open for a minimum of 2 minutes following emergency activation by the department.
- A secondary emergency gate device (fire hose device) shall be used for fire to have the department access. The emergency key switch when activated shall bypass any obstacle control and keep system uncontrolled by the gate in the open position until deactivated by the department.
- The emergency key switch shall be located at the outside beyond the device and shall be installed 5 feet from the ground.
- A battery back-up system shall be installed in case of a power outage the gate shall still be in the open position until power is restored.
- An approved manual override mechanism shall be installed. The manual override mechanism shall disengage the device operating system. This manual override shall be simple, obvious operation, readily identifiable to a sign or other means.
- Maintenance Contract: proof of an annual maintenance contract for the gate-including proper operation.

SITE PLAN
SCALE: 1" = 30'-0"

A New Contractor Storage Development for:
White Space Development
Southwest Corner of 12th st and Schultz
Casa Grande, AZ 85122

DATE: 04.18.2024
ISSUE: MAJOR SITE PLAN
06.30.2024 PLANNING COMMENTS

PLANNING SUBMITTAL

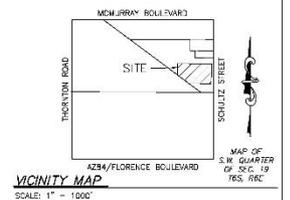
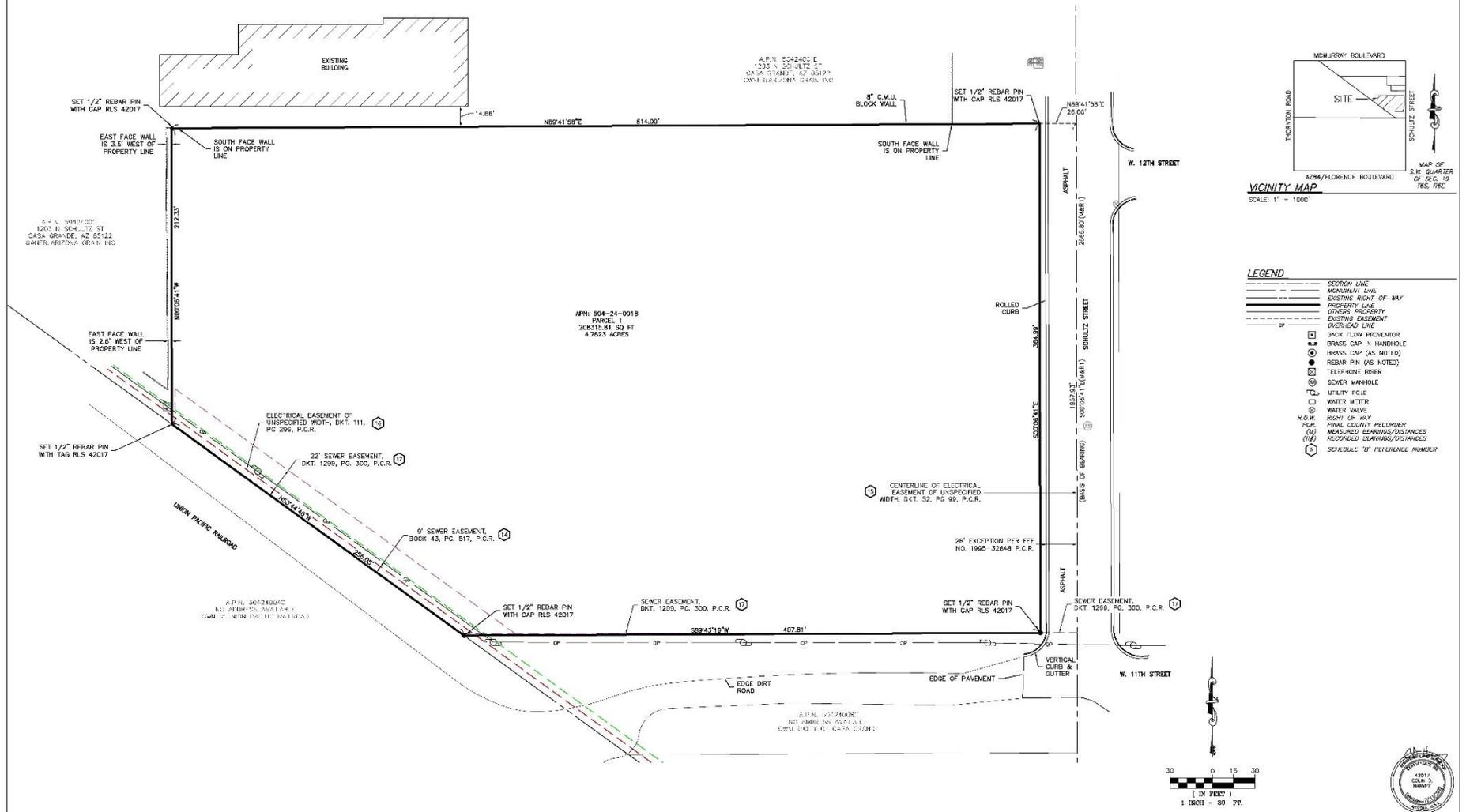
PROJECT # 24071

The final design of this project shall be submitted to the Planning Commission for review and approval. The final design shall be submitted to the Planning Commission for review and approval. The final design shall be submitted to the Planning Commission for review and approval.

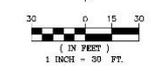
SHEET SITE PLAN

A1.0

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY
 A PARCEL OF LAND LOCATED IN THE SOUTH-WEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6
 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



- LEGEND**
- SECTION LINE
 - MONUMENT LINE
 - EXISTING RIGHT OF WAY
 - PROPERTY LINE
 - OTHER PROPERTY
 - EXISTING EASEMENT
 - DRAINAGE LINE
 - BACK FLOW PREVENTOR
 - BRASS CAP 'N' HANDLE
 - BRASS CAP (AS NOTED)
 - REBAR PIN (AS NOTED)
 - TELEPHONE RISER
 - SEWER MANHOLE
 - UTILITY P.C.E.
 - WATER METER
 - WATER VALVE
 - R.O.W.
 - RIGHT OF WAY
 - P.C.E.
 - PINAL COUNTY RECORDING
 - MEASURED BEARINGS/DISTANCES
 - RECORDED BEARINGS/DISTANCES
 - SCHEDULE 'D' REFERENCE NUMBER



HARVEY LAND SURVEYING, INC. P.O. BOX 10772 CASA GRANDE, AZ 85130 PHONE: (520) 876-4786 E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM		DRAWN BY: JH SCALE: 1" = 30' DATE: JULY 11, 2022 JOB NUMBER 2022-50	CHECKED BY: CDH SHEET 2 OF 2
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY			