

# KV CASA GRANDE

1150 West Lawrence Street  
Casa Grande, Arizona

**66,803 SF**  
**AVAILABLE**

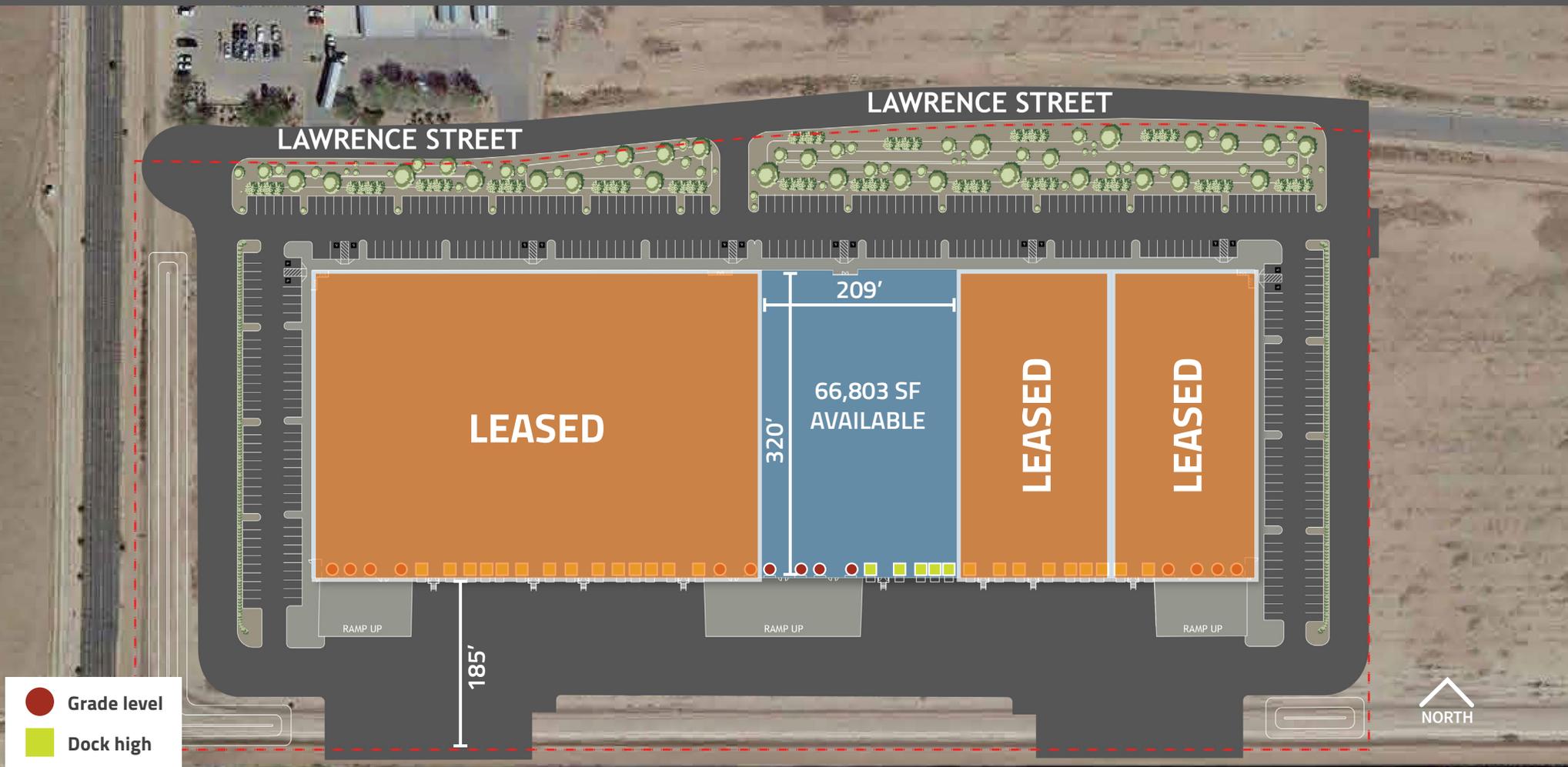
**SHELL COMPLETE**



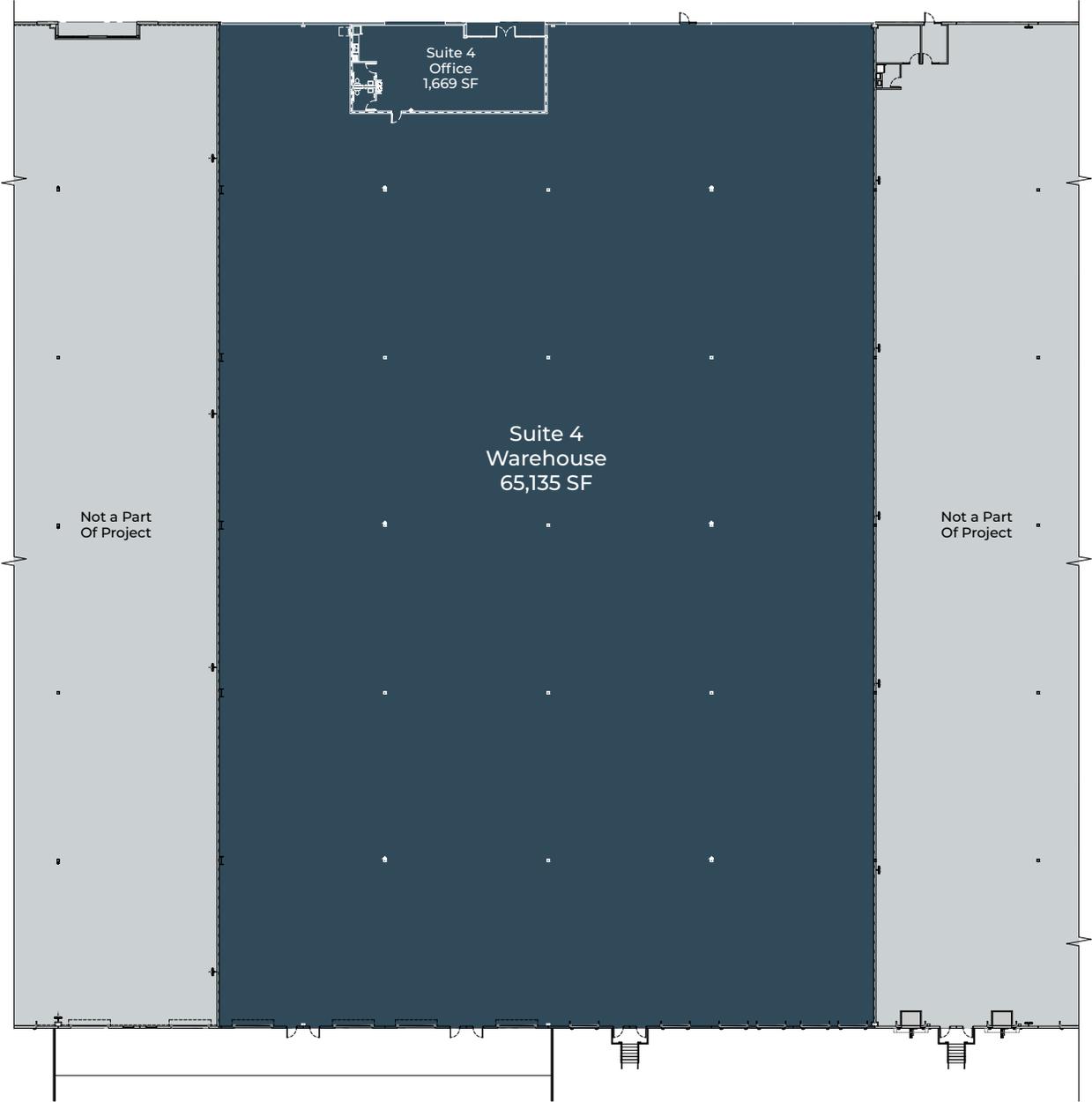
Jones Lang LaSalle Americas, Inc. License #: CO508577000

# Property Features

- 66,803 SF
- Clear height: 32'
- Building dimensions: 320' x 981'
- 52' x 53' 4" column spacing
- (5) 9' x 10' dock high doors
- (4) 12' x 14' grade level doors
- Total power: (2) 3,000A 277/480V
- 185' concrete truck court
- Roof configuration: TPO 60mil w/ 1" ISO Board
- Roof insulation: R-30
- 6" unreinforced slab
- Total trailer parking: 38 spaces
- Total auto parking: 339 spaces
- Fire Suppression: 2000 GPM electric fire pump
- I-2 zoning, City of Casa Grande
- Foreign Trade Zone capable
- Located in Opportunity Zone



# Floor Plan - 66,803 SF Available



Drive times:

Southern California  
(LA/Long Beach; San Diego)

±5-6 hours

Phoenix Sky Harbor  
International Airport

46 miles / 45 minutes

Tucson  
Arizona

65 miles / 1 hour

Driving distances  
to site:



3 miles



5.5 miles





# Casa Grande Demographics



## Population

	15 minutes	30 minutes	1 hour
2022:	62,220	144,454	2,634,122
2027:	65,337	153,849	2,747,170



## Households

	15 minutes	30 minutes	1 hour
2022:	23,041	48,619	975,809
2027:	24,194	51,981	1,020,095



## Labor Force

	15 minutes	30 minutes	1 hour
2022:	29,473	63,127	1,358,846

# Arizona Competes

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax credit
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

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