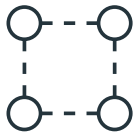


TWO BUILDINGS TOTALING  
**±42,865 SF**  
AVAILABLE FOR SALE/LEASE

## Centennial Industrial Complex

550 W Centennial Blvd | Casa Grande, AZ 85122



**±2.0 Acres**

Vacant Land



**±25,000 SF**

Air Conditioned Warehouse

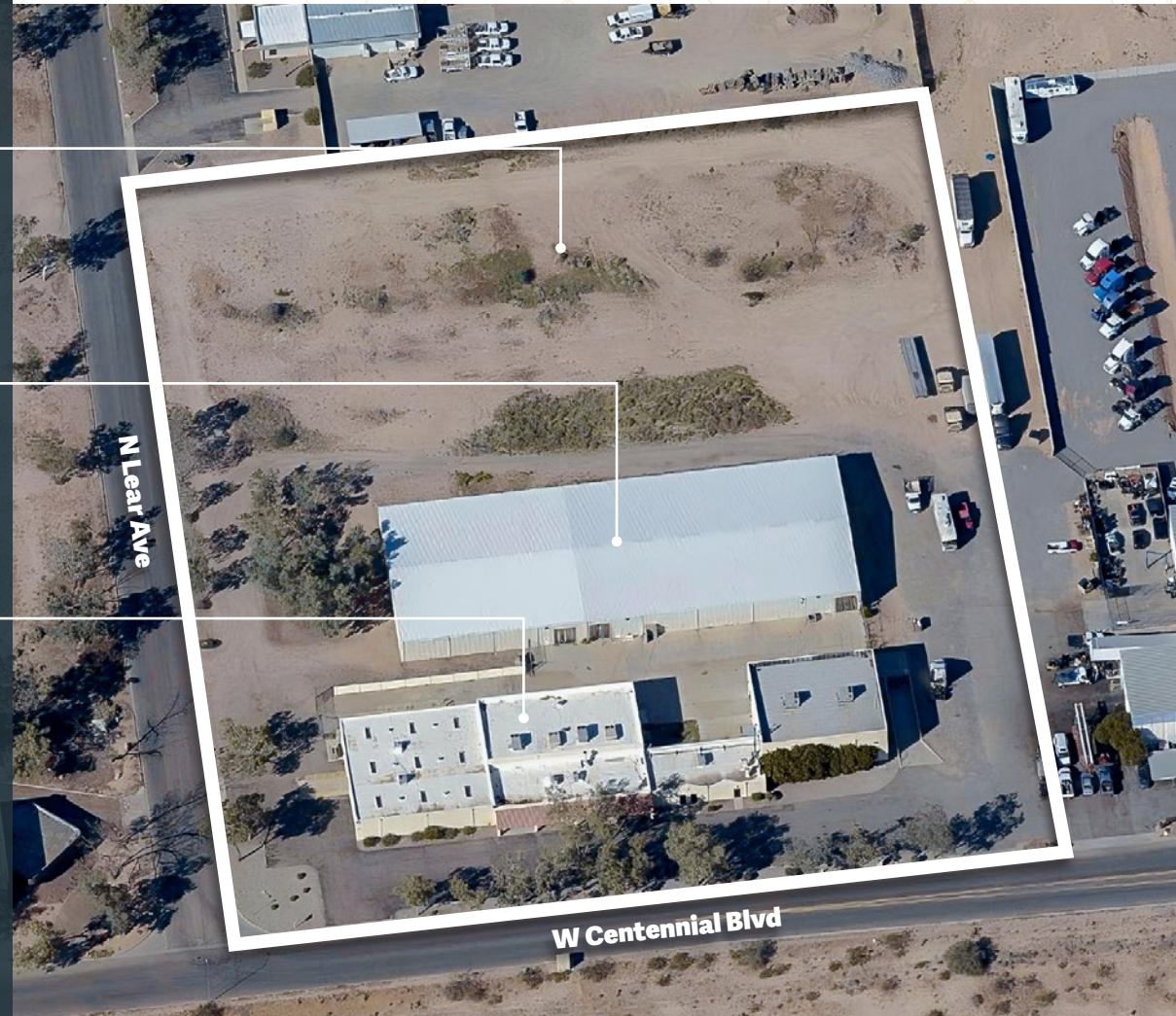


**±17,000 SF**

Office & Manufacturing

**\$6,500,000** 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

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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: \$6,500,000** *(seller is willing to sell buildings separately)*

**Lease Rate: \$0.80 NNN**





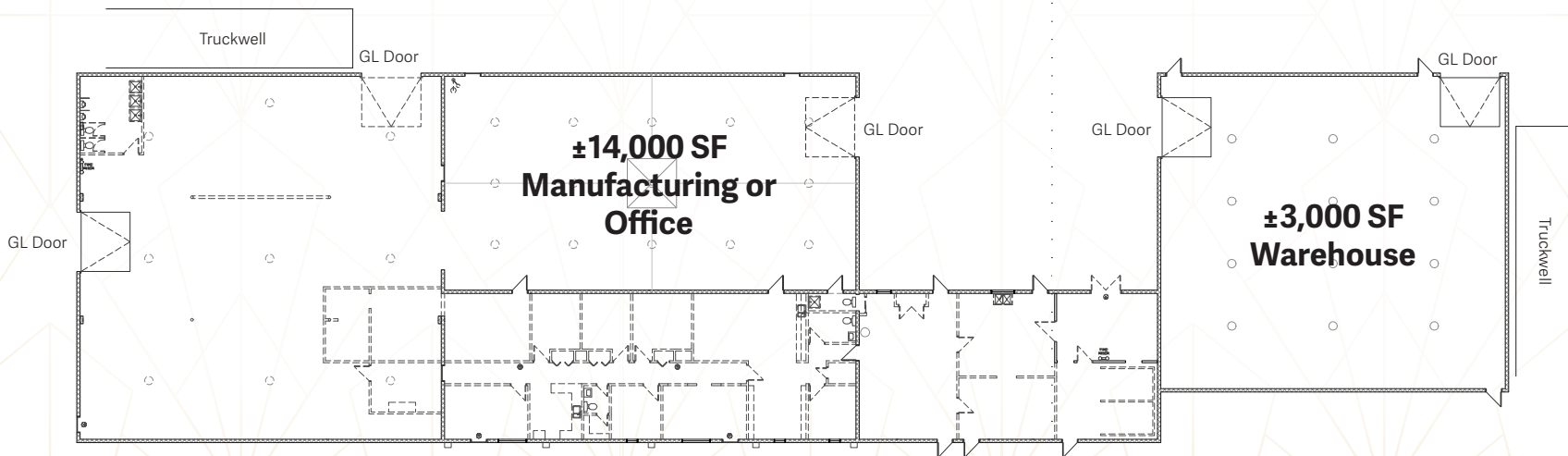
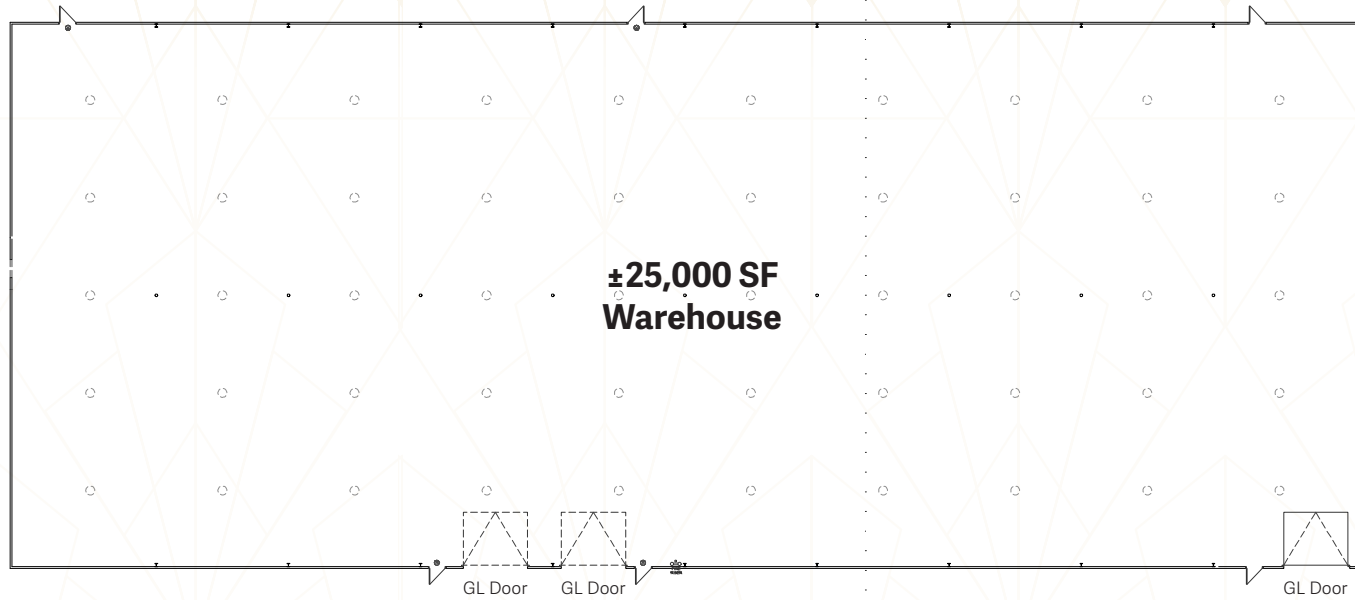
### **Unlocking Potential**

*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.*





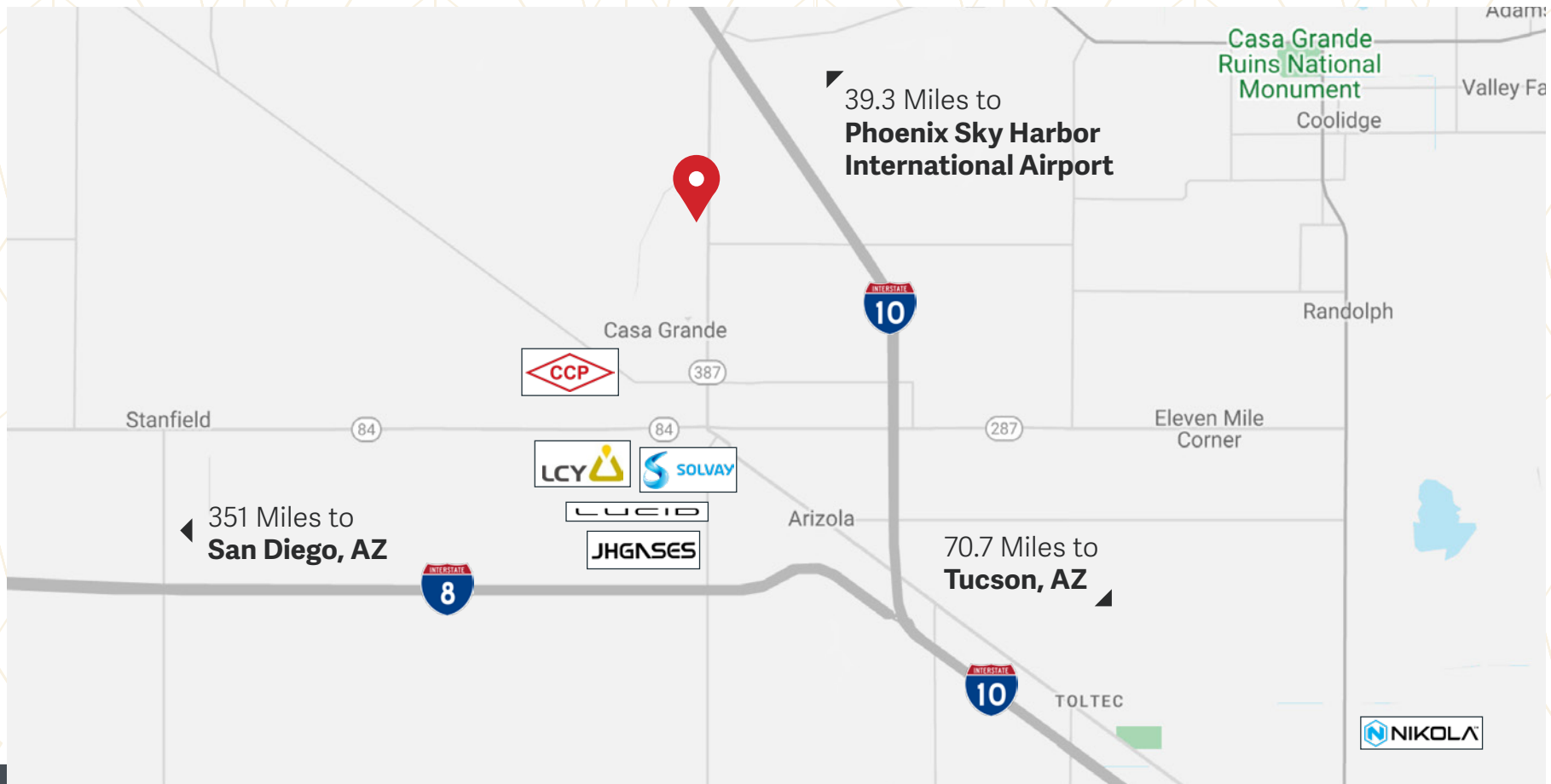
# Location Overview



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.

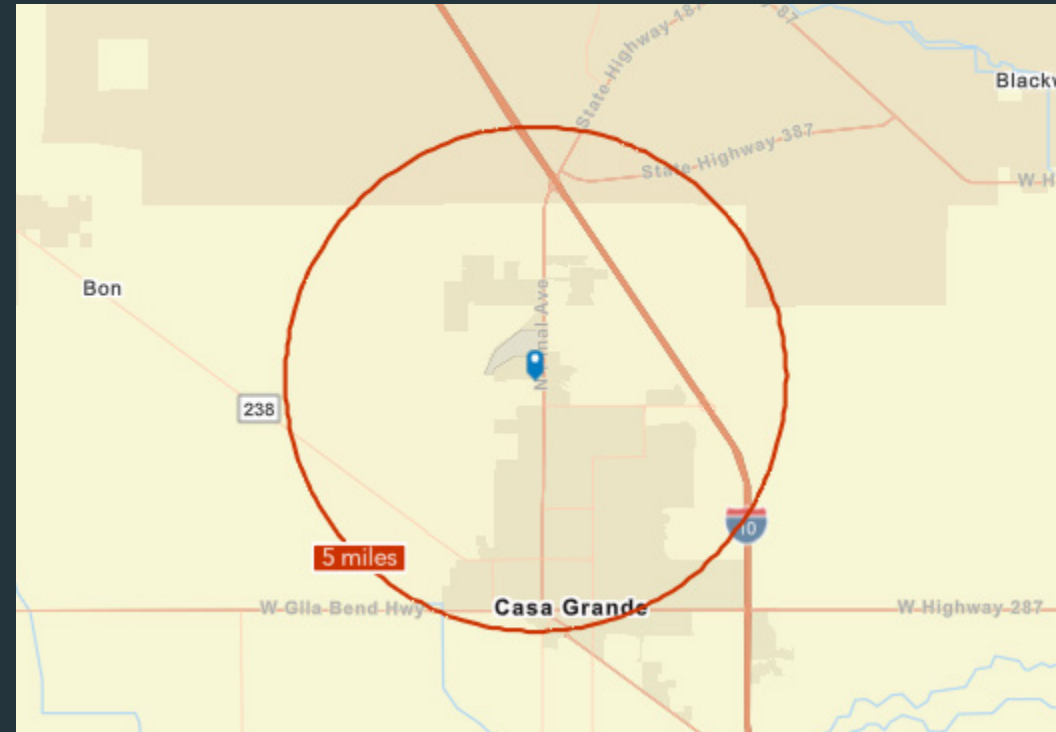




# Demographic Summary

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

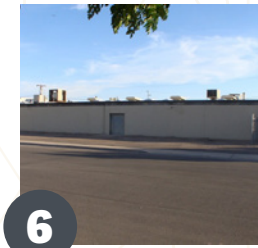
**5.3%**  
Unemployment  
Rate

**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
★	<b>550 W Centennial Blvd Casa Grande, AZ 85122</b>	<b>2000/1989</b>	<b>42,865</b>	<b>5.93</b>	<b>I-1</b>	<b>\$7,500,000</b>	<b>\$175</b>	<b>\$29</b>	-	-
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



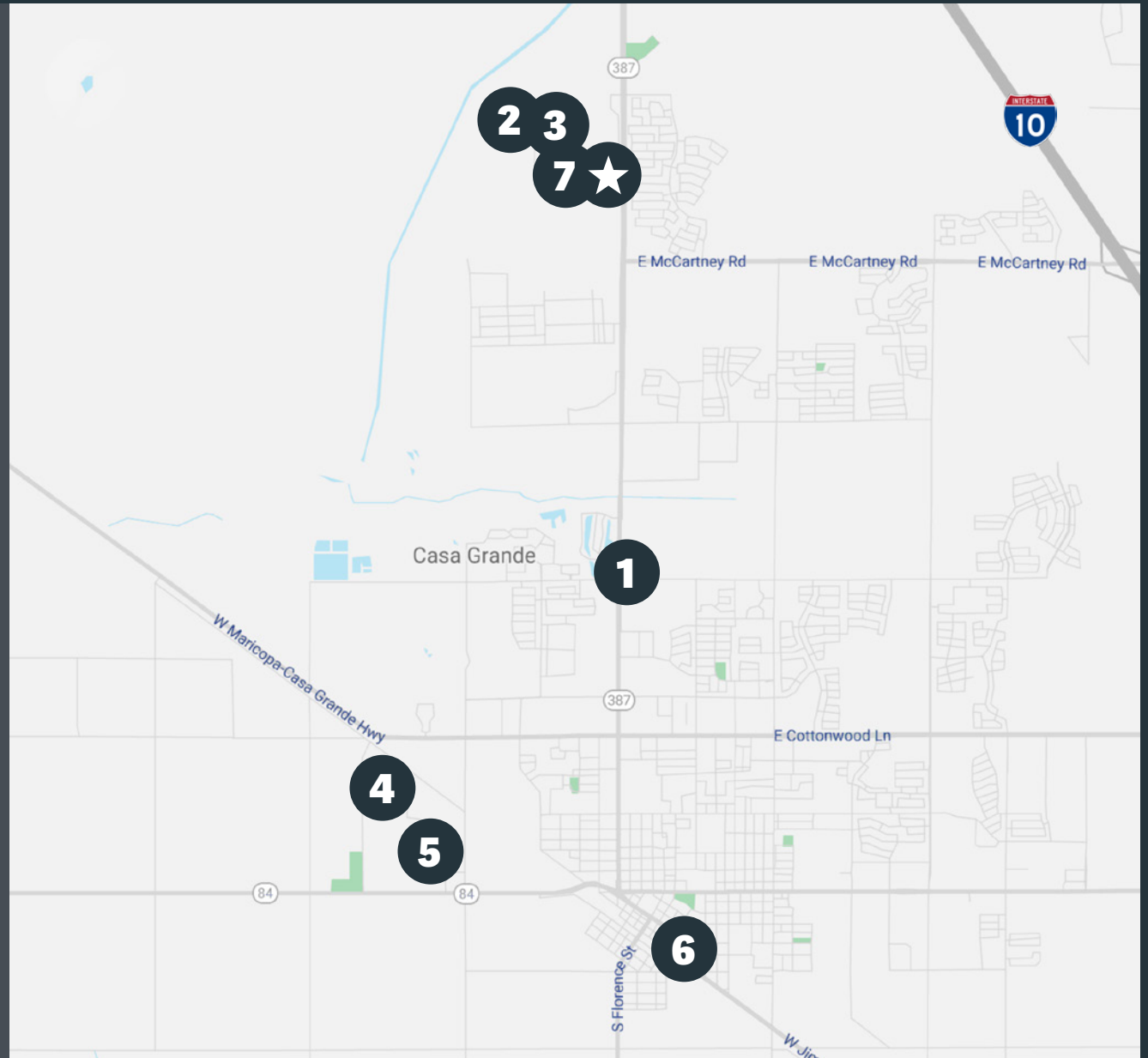
**\$163**

Bldg Price/SF



**\$22.08**

Land Price/SF



# Centennial Industrial Complex

550 W Centennial Blvd | Casa Grande, AZ 85122

For More Information, Please Contact  
An Exclusive Listing Agent

**Dallan Randall**

D 480.634.2320

M 480.262.1023

drandall@cpiaz.com

**Toby Campbell**


D 480.214.1123

M 602.561.2946

tcampbell@cpiaz.com



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