



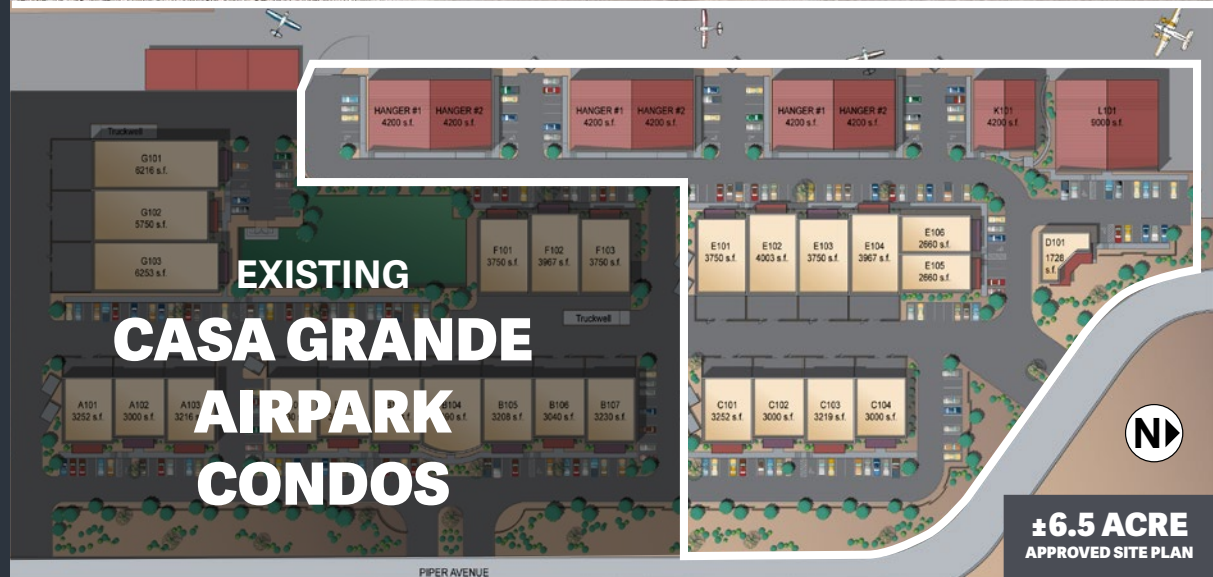
3151 N Piper Ln
Casa Grande, AZ

±6.5 ACRES I-1 ZONED LAND FOR SALE

FEATURES:

- Located on Casa Grande's most heavily traveled North/South Corridor
- Close to I-10 Freeway
- Light Industrial Zoned
- Major street visibility/signage
- Possible taxiway access for aviation uses

**ADJACENT TO
CASA GRANDE
MUNICIPAL
AIRPORT**



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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

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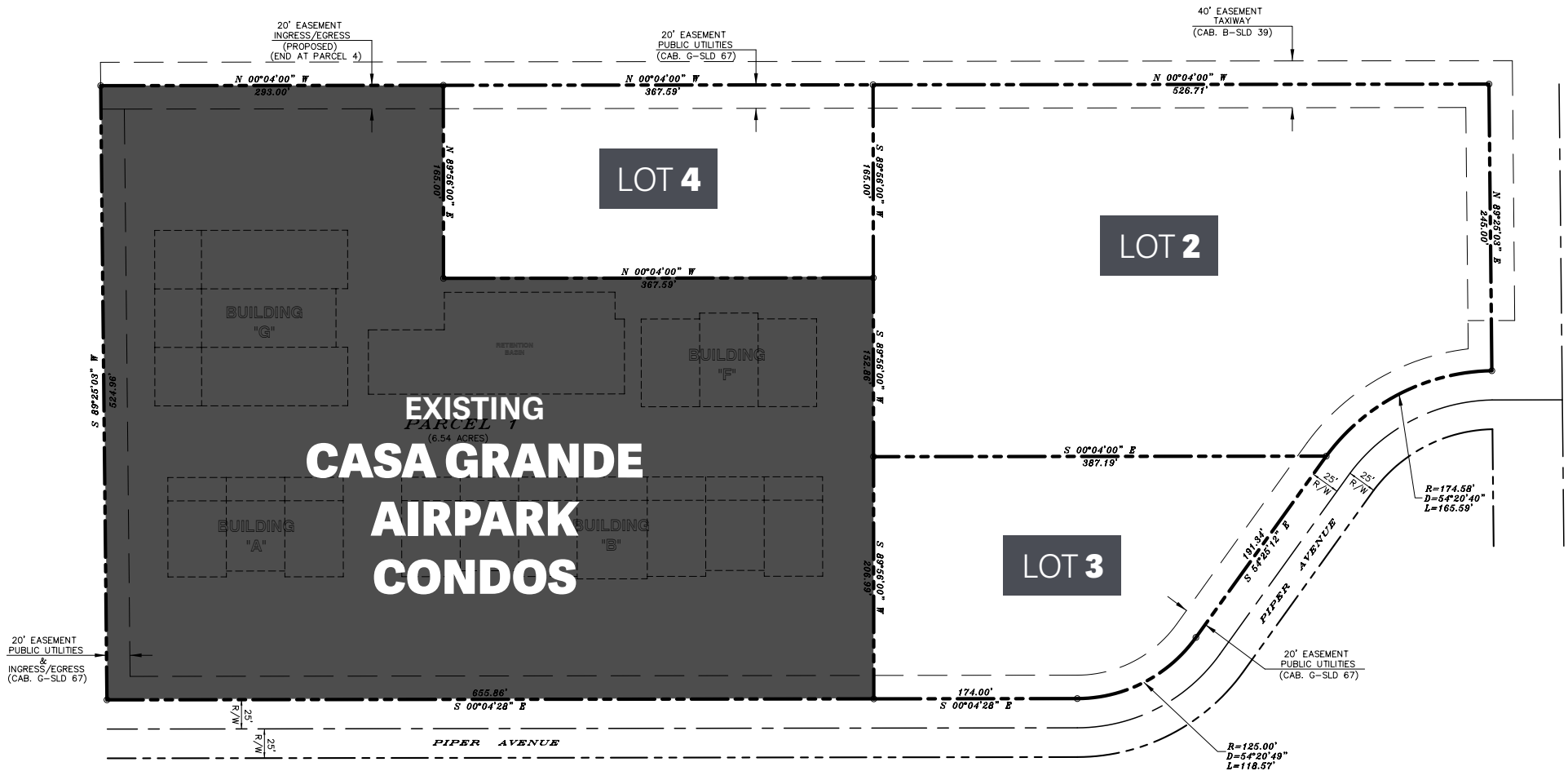
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Possible Future Lot Split Options

LOT 2
±3.67 ACRES
Proposed

LOT 3
±1.43 ACRES
Proposed

LOT 4
±1.39 ACRES
Proposed



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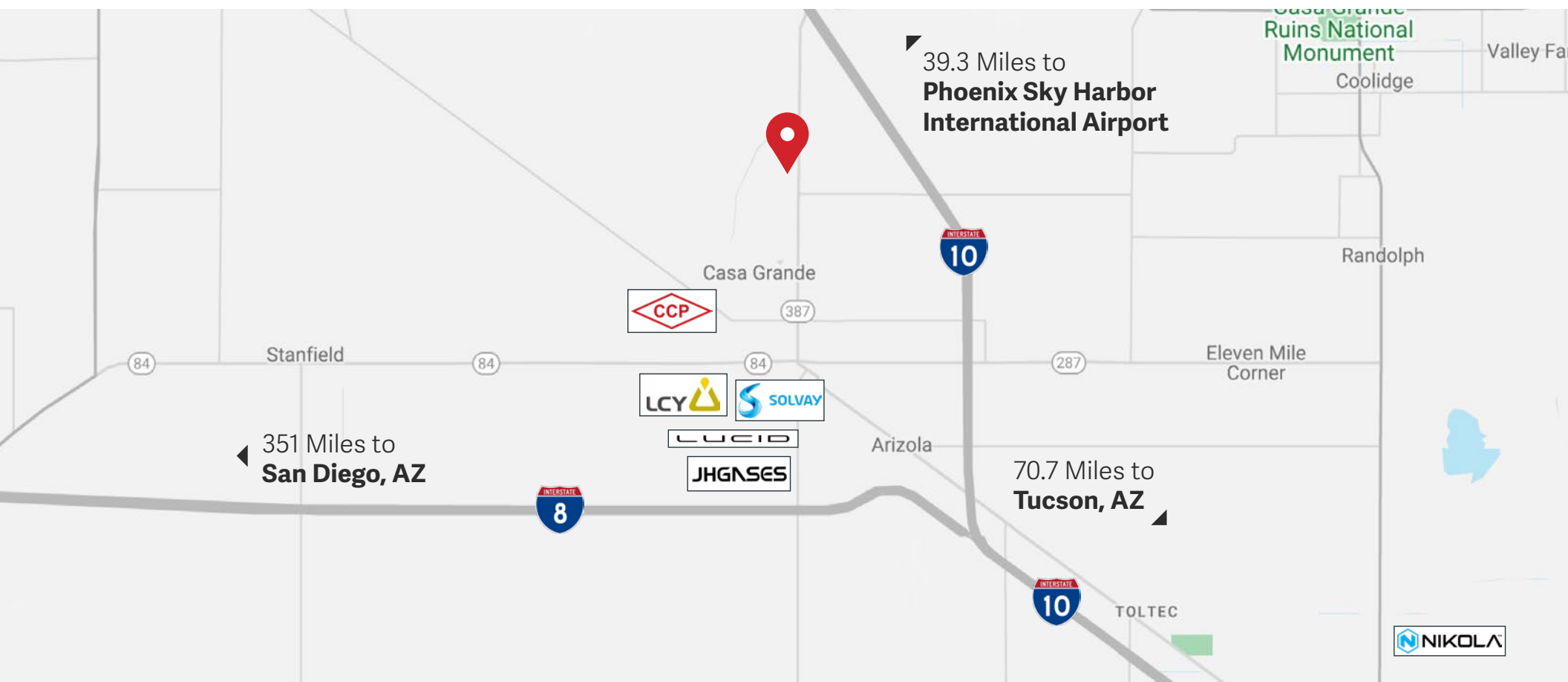
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Casa Grande's strategic location puts this property at the heart of a rapidly expanding industrial hub. Proximity to major transportation routes, including the I-10 and both the Casa Grande Municipal Airport and Phoenix Sky Harbor International Airport,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