

1481 NORTH GRANT AVENUE

CASA GRANDE ARIZONA 85122



FOR SALE - \$900,000
±3,250 SF Industrial Building
With ±1 Acre Yard

NORTH GRANT AVENUE

WEST MAIN AVENUE

SUBJECT

**SURROUNDED BY
CHAIN LINK FENCE**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PROPERTY SUMMARY

Industrial building with yard available for lease. Warehouse has a wash basin/mop sink and is fully insulated. Property is fully fenced. Comes with compressor & air lines throughout warehouse. Security system with cameras also included.

Property Description:	Industrial Building with Yard
Location:	Grant Ave & Main St in Casa Grande, AZ
Land Size:	±1.04 Acres
Building Size:	±3,250 SF
Parcel Number:	503-46-0770
Zoning:	Industrial
Tenant:	\$6,000/Month Gross Through 5/31/25
Sale Price:	\$900,000

Signage:	Yes
Warehouse A/C:	Evap
Clear Height:	18'
Grade Level Doors:	3 (14' Wide x 15' High)
Automotive Use:	Yes
Office Area:	±750 SF Open Area
Restrooms:	2
Power:	400A, 3 Phase
Year Built:	2021





DOING BUSINESS IN CASA GRANDE



POPULATION
55,653



HOUSEHOLDS
18,475



HH INCOME
\$52,841



EMPLOYEES
±22.5K



LUCID MOTORS

A \$700 million, 600,000 square foot manufacturing plant on an 80-acre site. The plant employs approximately 2,000 employees and produces the Model Air. Lucid is expanding their manufacturing plant with Phase 2 adding 2.85 million square feet increasing from 34,000 electric cars per year to 90,000 per year by the end of 2023.



ATTESA

Located one half mile south of Interstate 8 between Bianco & Montgomery roads; seven miles from I-10 and downtown Casa Grande. Attesa is a full-size race & test track site for automobiles and motorcycles. The site includes tracks for motocross, supercross and off-road racing, and includes luxury homes and a private airport.



KOHLER MANUFACTURING FACILITY

Kohler Co., a global leader in kitchen and bath products, is building a manufacturing facility, warehouse, and office space on 216 acres in Casa Grande, AZ. The investment comprises a total of approximately 1 million SF, with room for future growth, bringing more than 400 new full-time jobs to Casa Grande. Expected by August 2023, Kohler's new manufacturing facility will incorporate smart factory elements, sustainability measures to reduce greenhouse gas emissions, water use, and solid waste.

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DEMOGRAPHIC SUMMARY

N Braidwood Trl, Casa Grande, Arizona, 85194

Ring of 5 miles

KEY FACTS

16,290

Population



5,557

Households

35.8

Median Age

\$64,888

Median Disposable Income

EDUCATION

12%

No High School Diploma



28%
High School Graduate



40%
Some College



21%
Bachelor's/Grad./Prof Degree

INCOME



\$78,710

Median Household Income



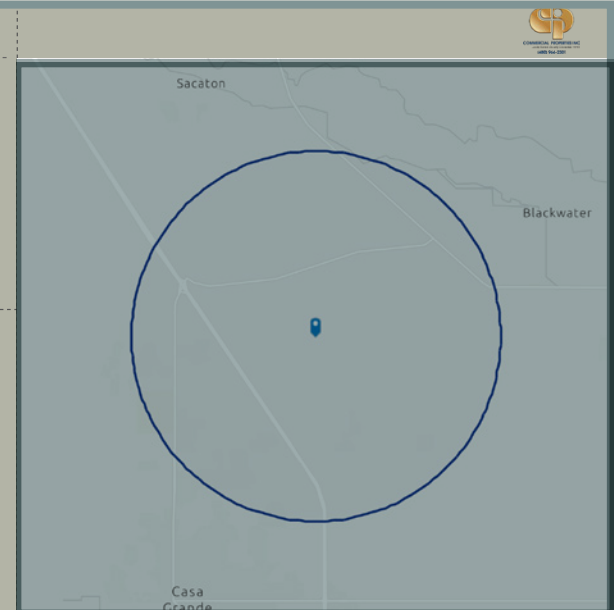
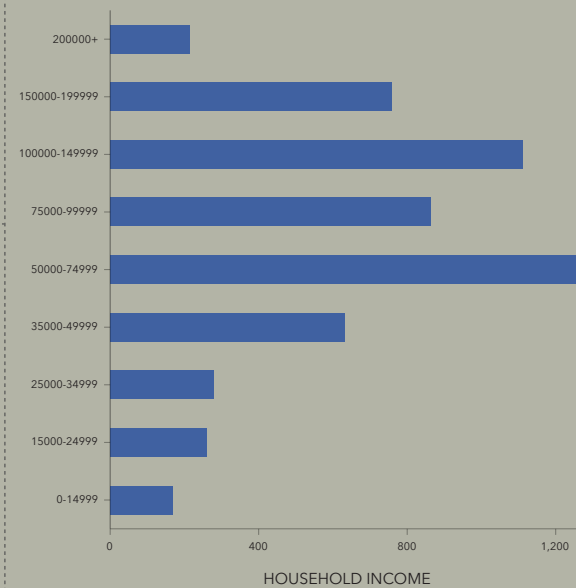
\$33,798

Per Capita Income



\$242,673

Median Net Worth



EMPLOYMENT



58%

White Collar



25%

Blue Collar



21%

Services

2.1%

Unemployment Rate