

# THE CONFLUENCE

173,035 SF Divisible

1371 Sunland Gin Rd | Casa Grande, AZ



Jones Lang LaSalle Brokerage, Inc. License #: C0508577000





UCID

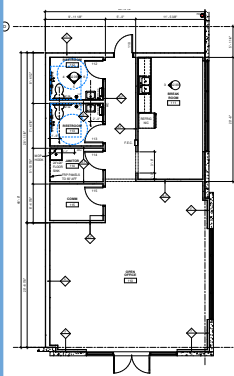


N Sunland Gin Rd

Casa Grande-Picacho Hwy

E Hanna Rd

±1,274 Spec Office Suite



## BUILDING B

|                     |   |
|---------------------|---|
| Available Space     | 173,035 SF, divisible   |
| Building Dimensions | 220' x 785'   |
| Loading             | 38 dock high doors / 4 drive-in doors   |
| Power               | 3000A, 277/480 volt, three phase electrical service.<br>Conduit for future power expansion to 6000A power provided by APS |
| Parking             | 140 auto parking stalls / future trailer parking expansion  |
| Zoning              | L1 (City of Casa Grande)  |
| Floor               | 6" thick warehouse floor slab   |
| Column Spacing      | 60' speed bays, 56' x 53' bay size in the warehouse area  |
| Height              | 32' clear height  |
| Roof                | 1% sky lights, 20-year roof warranty  |
| Truck Court         | 100% concrete, fully secured 208' shared truck court  |
| Rails               | Rail capable UPRR main line   |
| Sprinklers          | K-25 ESFR   |





# CASA GRANDE/ELOY DEMOGRAPHICS

| Drive Time | 2022 Total Population | Projected 2027 Population | Households | Civilian Population of Age 16+ Labor Force | 2022 Median Age |
|------------|-----------------------|---------------------------|------------|--|-----------------|
| 30 minutes | 110,692               | 117,404                   | 38,070     | 47,047                                     | 36.7            |
| 60 minutes | 2,161,369             | 2,251,418                 | 804,673    | 1,124,563                                  | 34.9            |
| 90 minutes | 5,827,846             | 6,038,566                 | 2,190,196  | 2,917,399                                  | 36.7            |



## DRIVE TIMES FROM ELOY, AZ

|                                 |            |
|---------------------------------|------------|
| Chandler, AZ                    | 30 minutes |
| Tucson, AZ                      | 45 minutes |
| Phoenix, AZ                     | 45 minutes |
| Lukeville Port of Entry, Mexico | 2.5 hours  |
| San Diego, CA                   | 5 hours    |
| Los Angeles, CA                 | 6.5 hours  |

## AREA IMPROVEMENTS

**±40 minutes** (42.8 miles) to existing Intel campus

**±70 minutes** (77.6 miles) to future TSMC site

**\$800M 26-mile expansion** of I-10 from Chandler to Casa Grande has been approved, construction to commence in 2025





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