



IOS Commerce Park

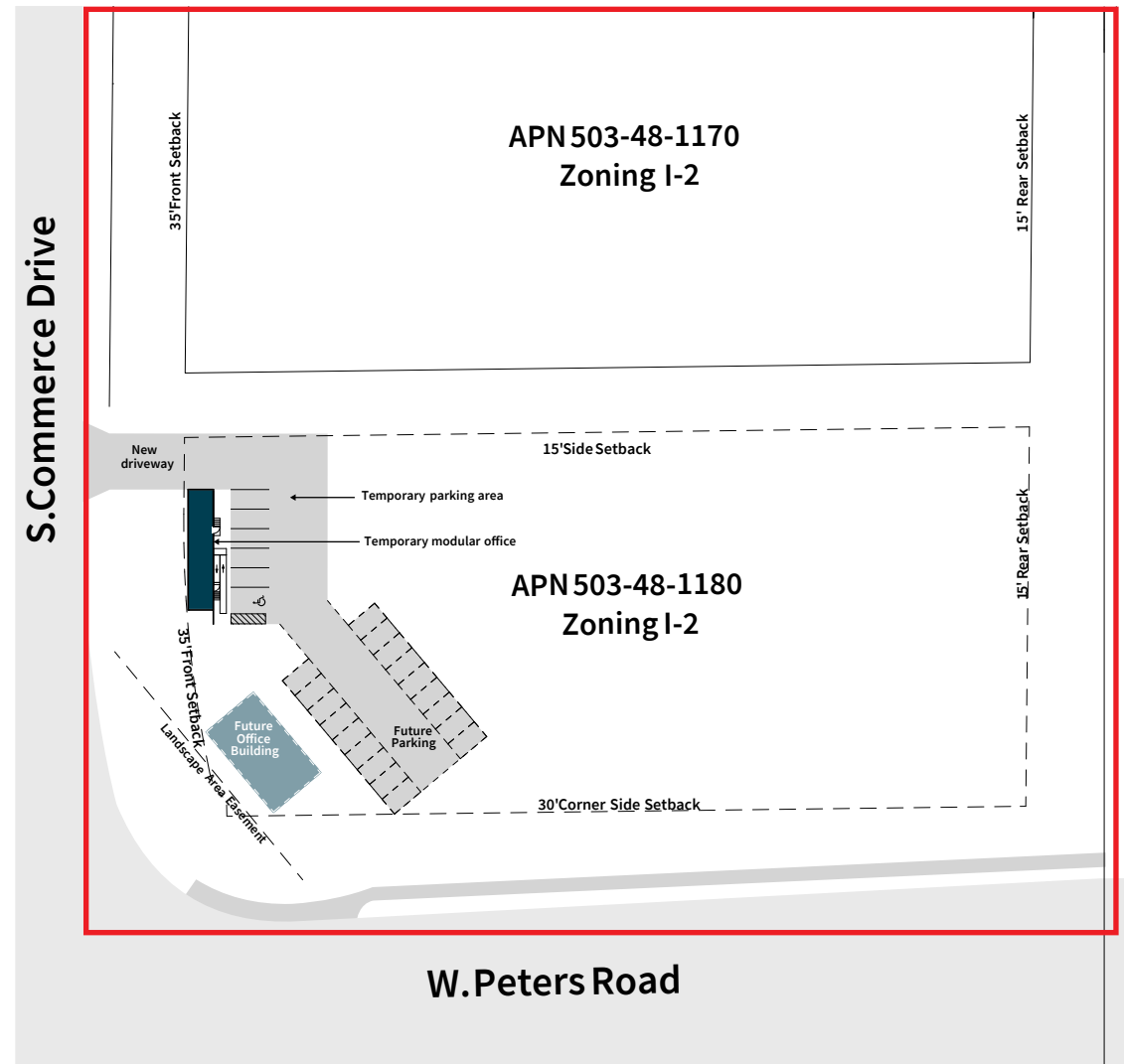
4.5 Acres Available for Ground Lease

Zoned: I-2, General Industrial Manufacturing
170-188 S Commerce Dr. Casa Grande, AZ 85193

Property Features:

- Available for Ground Lease
- Zoned I-2
- APN: 503-48-1170 & 503-48-1180
- Power provider: APS
- Scope of work: Temporary modular office and parking lot
- Ideal site for outdoor storage and trailer parking

Site plan



TSMC Suppliers

TSMC suppliers

All are eligible for incentives from 2022 CHIPS Act

					
<ul style="list-style-type: none">• 34 acres• \$15 mil capex• 50 employees	<ul style="list-style-type: none">• 25 acres• \$60 mil investment• 30 employees	<ul style="list-style-type: none">• 20 acres• \$100 mil investment• 57 employees	<ul style="list-style-type: none">• 84 acres - 540k sf plant• \$400 mil capex• 209 employees	<ul style="list-style-type: none">• 80 acres• \$237 mil investment• 161 employees	<ul style="list-style-type: none">• 80 acres• \$237 mil investment• 161 employees

EV/Advanced manufacturing

		
<ul style="list-style-type: none">• EV Assembly plant• 2.85 mil SF• \$1.9 billion capex• 6,000 employees	<ul style="list-style-type: none">• Hydrogen Plant• 40 Acres• \$100 mil investment• 75 employees	<ul style="list-style-type: none">• Manufacturing plant• 1 million SF• \$376 mil capex• 500 employees

Established businesses

				
<ul style="list-style-type: none">• Food Manufacturing• 208,000 SF• Opened 1984	<ul style="list-style-type: none">• Manufacturing Plant• 525,000 SF• Opened 1985	<ul style="list-style-type: none">• Distribution Facility• 880,000 SF• Opened 2003	<ul style="list-style-type: none">• Distribution Facility• 650,000 SF• Opened 2016	<ul style="list-style-type: none">• Auto Parts Recycling• 107,000 SF plant• 120 acres• Opened 2018

Location





Greater Phoenix
Economic Council

CASA GRANDE DEMOGRAPHICS



Population

	15 minutes	30 minutes	1 hour
2024:	61,583	147,206	2,287,719
2029:	68,402	159,257	2,396,734



Households

	15 minutes	30 minutes	1 hour
2024:	23,143	50,716	854,339
2029:	26,133	55,981	911,892

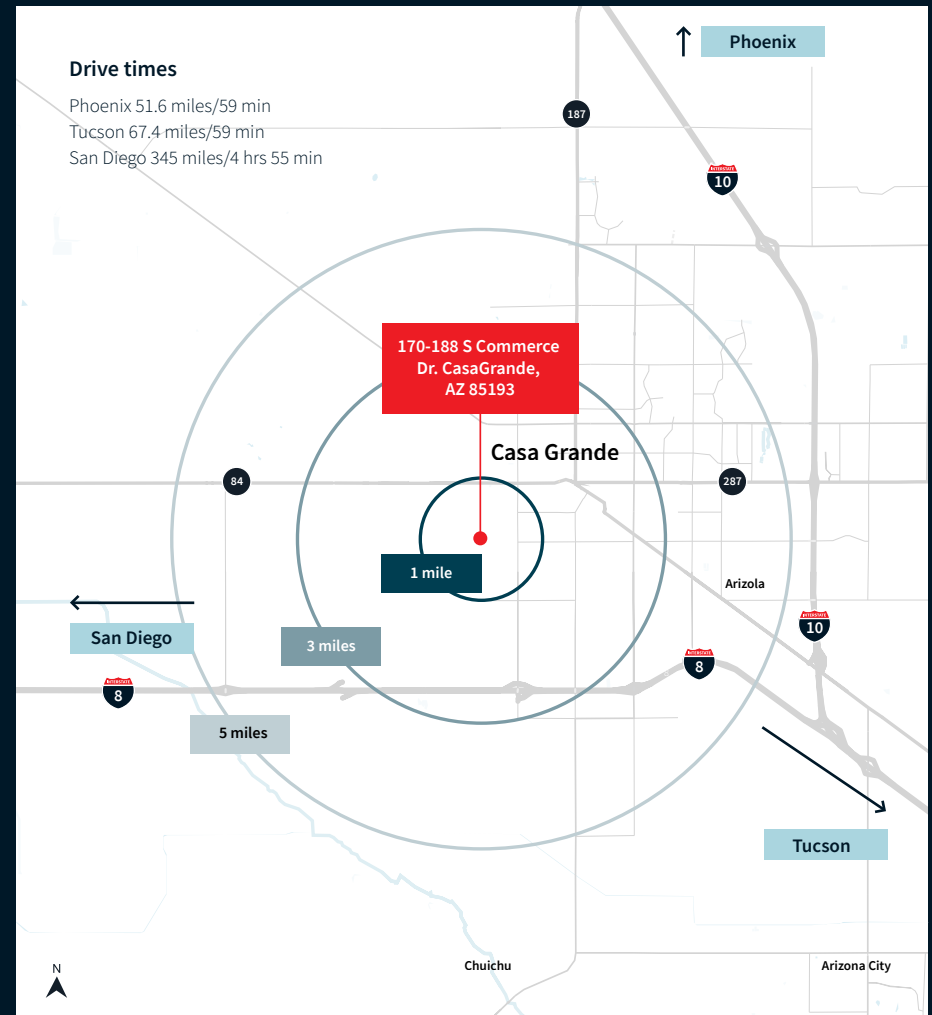


Employed civilian population age 16+

	15 minutes	30 minutes	1 hour
2024:	26,419	58,765	1,185,115

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John Lydon

Managing Director

+1 602 282 6326

john.lydon@jll.com

Anthony Lydon, CSCMP

Executive Managing Director

+1 602 282 6268

aj.lydon@jll.com

Hagen Hyatt

Senior Vice President

+1 602 282 6326

hagan.hyatt@jll.com

Kelly Royle

Vice President

+1 602 282 6258

kelly.royle@jll.com