

CASA GRANDE COMMERCE PARK



Shovel Ready Site

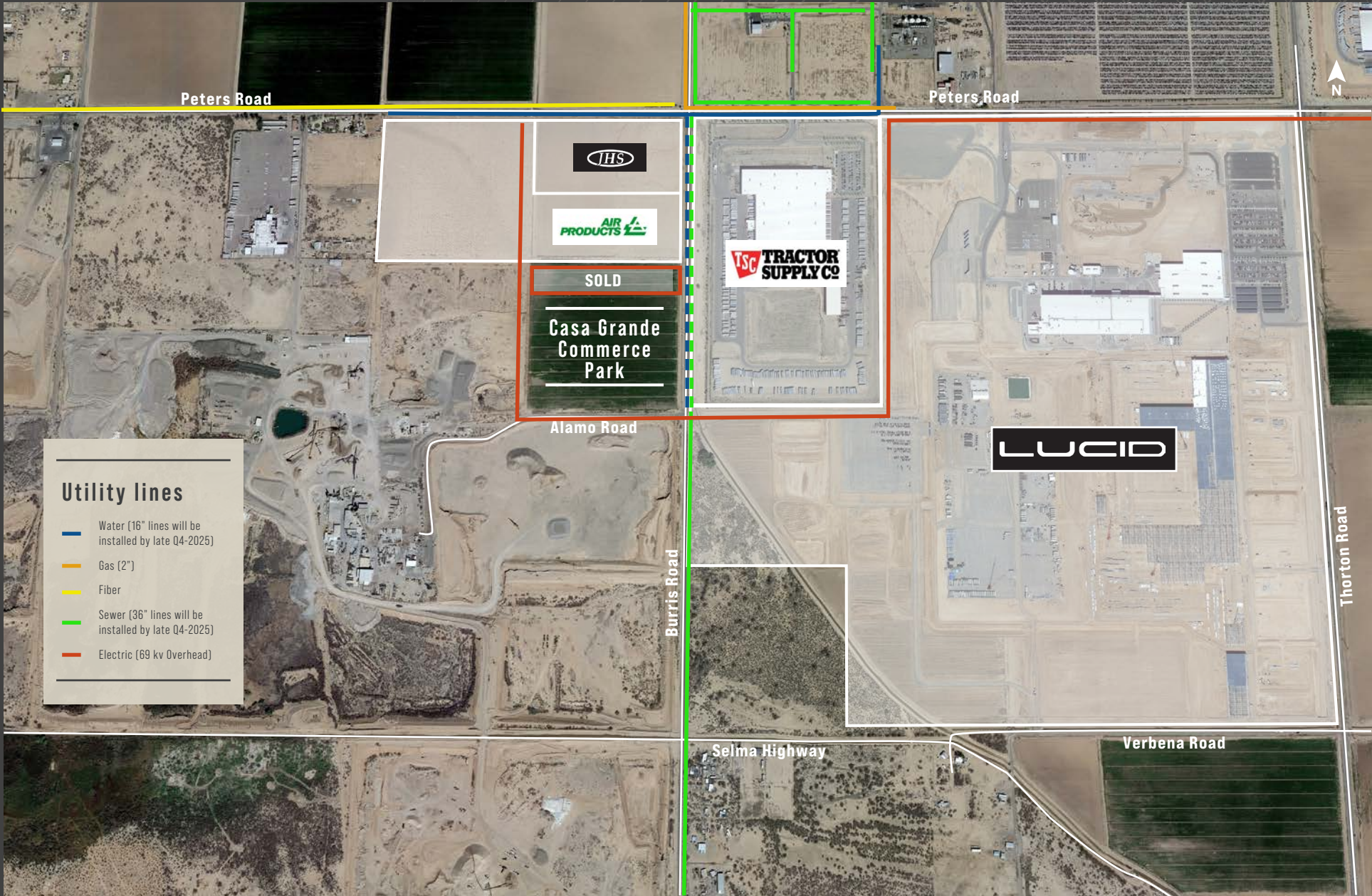
±30 Acres | For Sale Or Build to Suit

Divisible to ±10 Acres | NWC Burris Road & Alamo Road, Casa Grande, AZ



Jones Lang LaSalle Americas, Inc.
AZ License #C0508577000

Location and Utility Lines



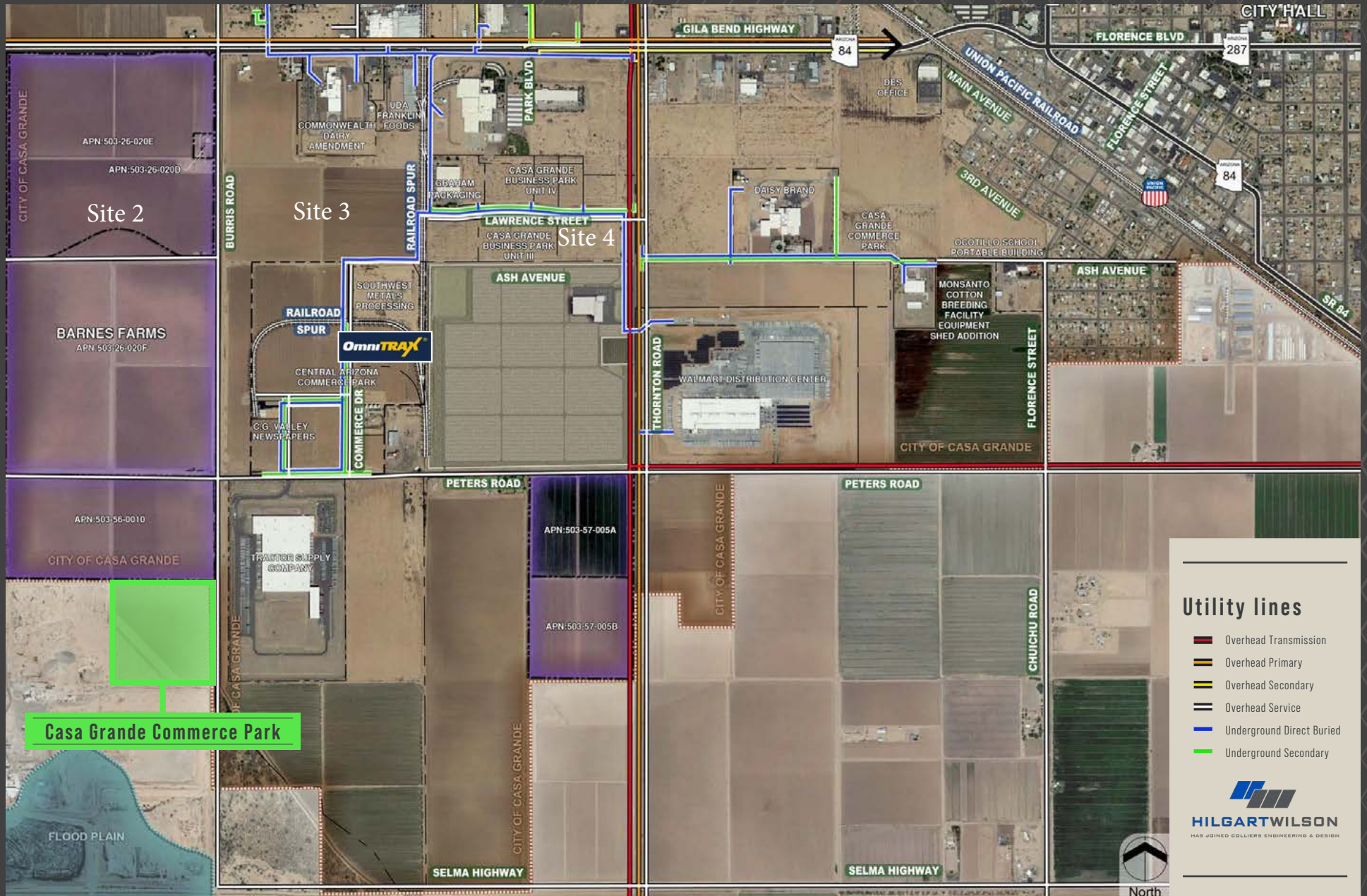
Property Overview

- **Shovel Ready Site**
- **Zoning:** I-2 – Heavy Industrial
- **Rail Transload Facility Capable:** 0.8 mi from the OmniTRAX railroad
- **Power:** 69kv line is on-site and operational on CGCP.
- **Water/Sewer:** Will-serve in place confirms capacity for 400 gpm peak use. 16' line extension will be installed by Q4 2025.
- **Gas:** Nearest connection is a 2" line 1,200 ft north that can accommodate most users with an extension to the property. Southwest Gas has confirmed it can expand up to a 6" line with 18 month lead time for heavy use requirements.
- **Industrial Gas produced by Air Products:**
 - Green Hydrogen - liquid or gaseous (pipeline), 10 tons per day
 - Oxygen - liquid or gaseous (pipeline), 80 tons per day

Conceptual Plan Option



Infrastructure Study

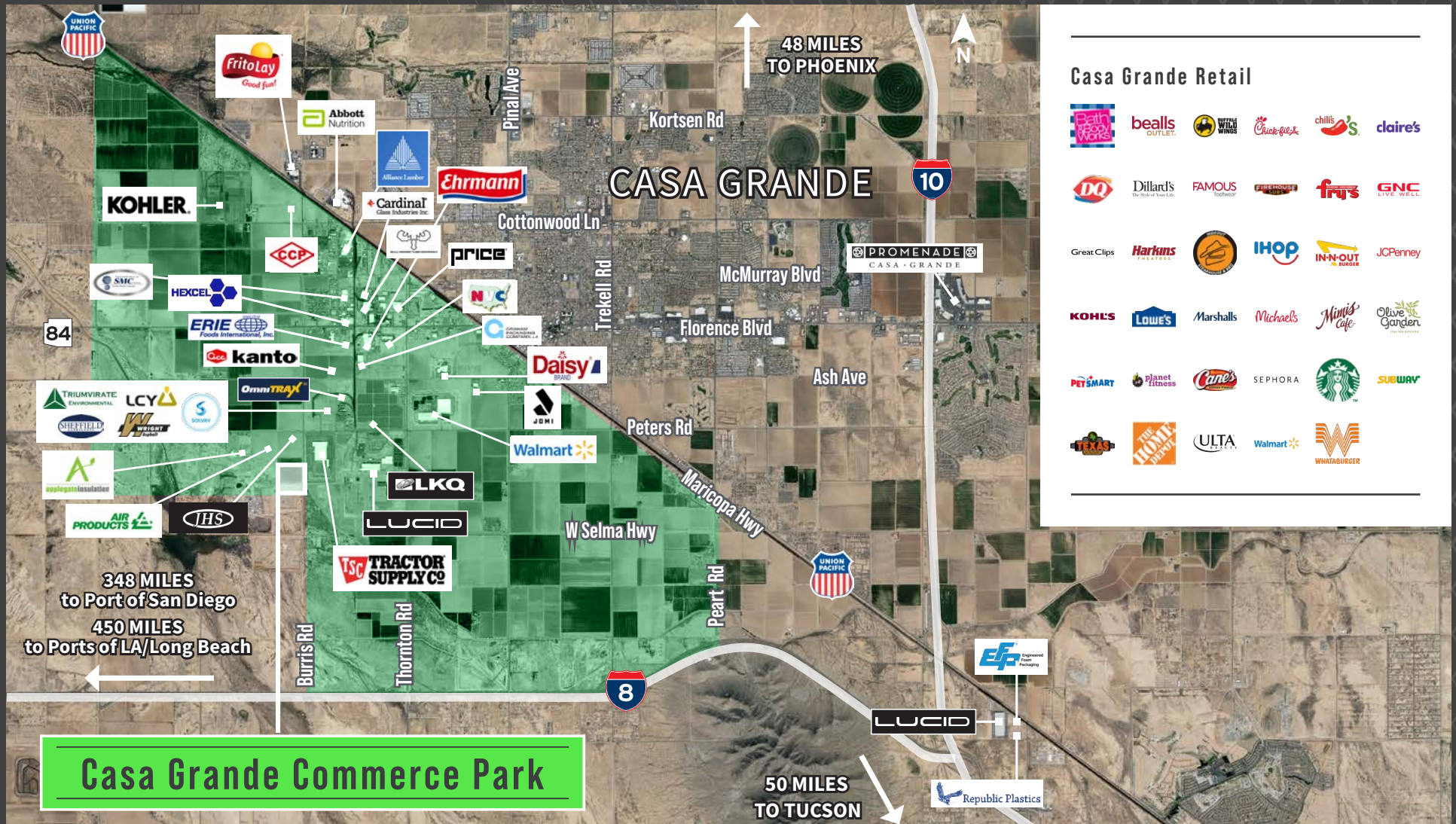


Casa Grande Corporate Neighbors & Demographics



Casa Grande Western Industrial District

The City has designated the area south of the railroad tracks and north of Interstate-8 as its Western Industrial Corridor. This region has emerged as a hub for TSMC suppliers and advanced manufacturing as it benefits from proximity to available workforce both in Casa Grande itself, and also from the City of Maricopa situated ±20 miles northwest via the Maricopa Highway.



TSMC Suppliers

TSMC SUPPLIERS

All are eligible for incentives from 2022 CHIPS Act



- 34 acres
- \$15 mil capex
- 50 employees



- 84 acres - 540k sf plant
- \$400 mil capex
- 209 employees



- 25 acres
- \$60 mil investment
- 30 employees



- 80 acres
- \$237 mil investment
- 161 employees



- 20 acres
- \$100 mil investment
- 57 employees



- 10 acres
- \$200 mil investment
- 65 employees

EV/ADVANCED MANUFACTURING



- EV Assembly plant
- 2.85 mil SF
- \$1.9 billion capex
- 6,000 employees



- Hydrogen Plant
- 40 Acres
- \$100 mil investment
- 75 employees



- Manufacturing plant
- 1 million SF
- \$376 mil capex
- 500 employees

ESTABLISHED BUSINESSES



- Food Manufacturing
- 208,000 SF
- Opened 1984



- Distribution Facility
- 650,000 SF
- Opened 2016



- Manufacturing Plant
- 525,000 SF
- Opened 1985



- Auto Parts Recycling
- 107,000 SF plant
- 120 acres
- Opened 2018



- Distribution Facility
- 880,000 SF
- Opened 2003



Development Team

Developer – Casa Grande Commerce Park



CGCP is a partnership between Raintree Capital and Ashland Group. Raintree is an experienced institutional real estate investor with a background in industrial properties. Ashland is a family-owned real estate investment firm specializing in private land development in the Tucson and Phoenix markets. Raintree and Ashland's principals have 65+ years of combined real estate investment experience.

Separate from CGCP, Raintree and Ashland operate IOS Southwest, a value-add investment platform focused on operating low-coverage industrial assets in Arizona.

General Contractor – FCL Builders



FCL Builders is a national general contractor and design builder primarily focused on e-commerce, warehousing, cold storage, food production and manufacturing facilities. Since its inception, FCL has delivered over 550 million square feet of industrial spaces through its 11 regional offices.

Architect – Andrews Design Group



Andrews Design Group is a local architecture firm founded by Don Andrews in 1996 that has extensive experience in the planning and design of specialty manufacturing facilities. ADG is a full-service firm offering site planning, architectural design, interiors and space planning, prototype design, and entitlements, and value engineering.

Engineer – Hilgart Wilson



Hilgart Wilson is a full-service engineering consultant with expertise in civil engineering, land use planning, surveying, environmental services, and construction management. HW is the dominant engineering consultant in Pinal County; both for private development and municipal projects, and has established healthy working relationships with city planning departments and utility providers.

Anthony Lydon, SIOR

Vice Chairman
T +1 602 282 6268
M +1 602 469 1843
aj.lydon@jll.com

John Lydon

Sr. Managing Director
T: +1 602 282 6326
M: +1 773 617 6511
john.lydon@jll.com

Hagen Hyatt

Sr. Vice President
T +1 602 282 6275
M +1 520 904 1589
hagen.hyatt@jll.com

Kelly Royle

Vice President
T: +1 602 282 6258
M +1 602 814 1583
kelly.royle@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.