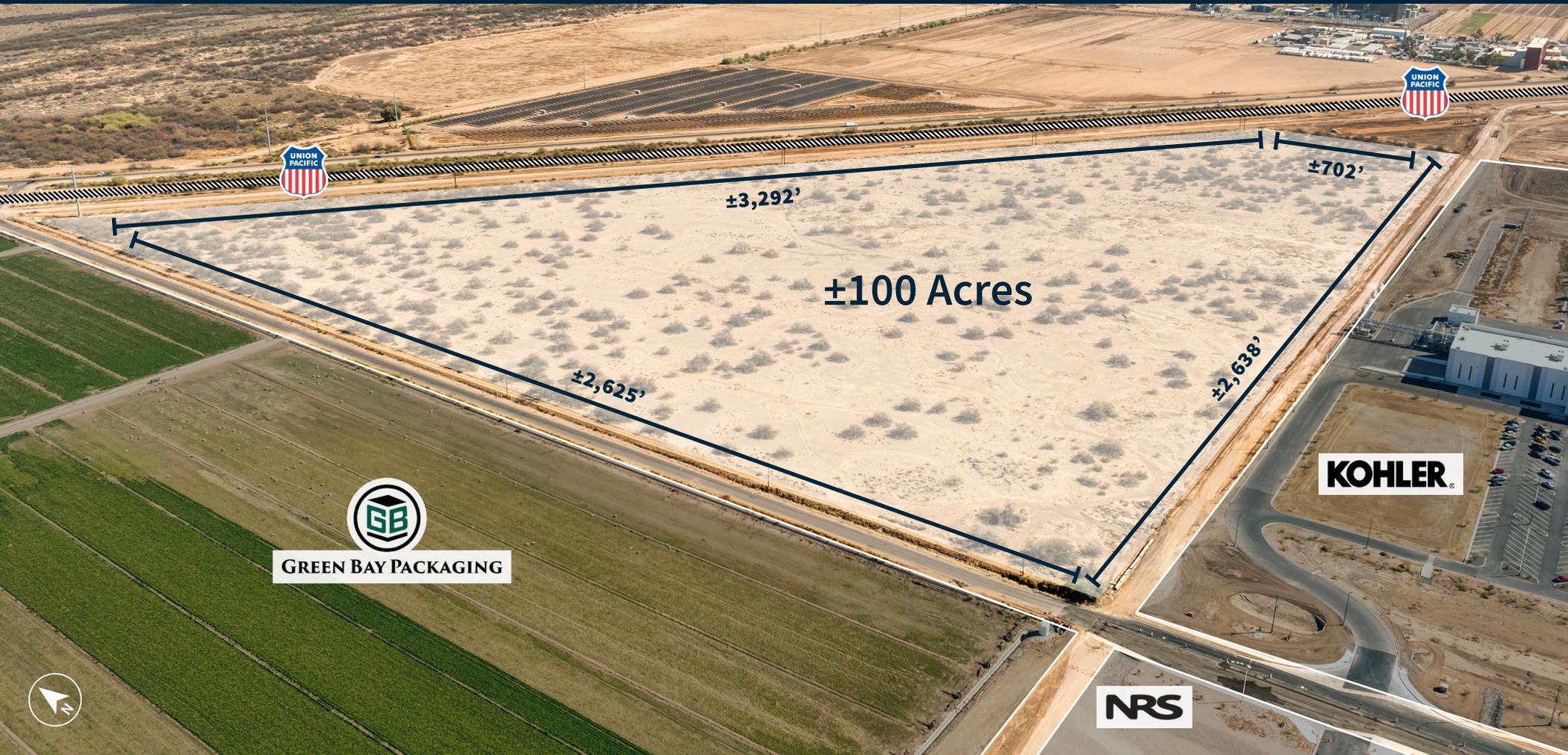


CASA GRANDE Rail Park

Ethington Road & Maricopa - Casa Grande Highway
Casa Grande, Arizona

100 ACRE INDUSTRIAL SITE
UNION PACIFIC RAIL CAPABLE
OFFERED FOR SALE

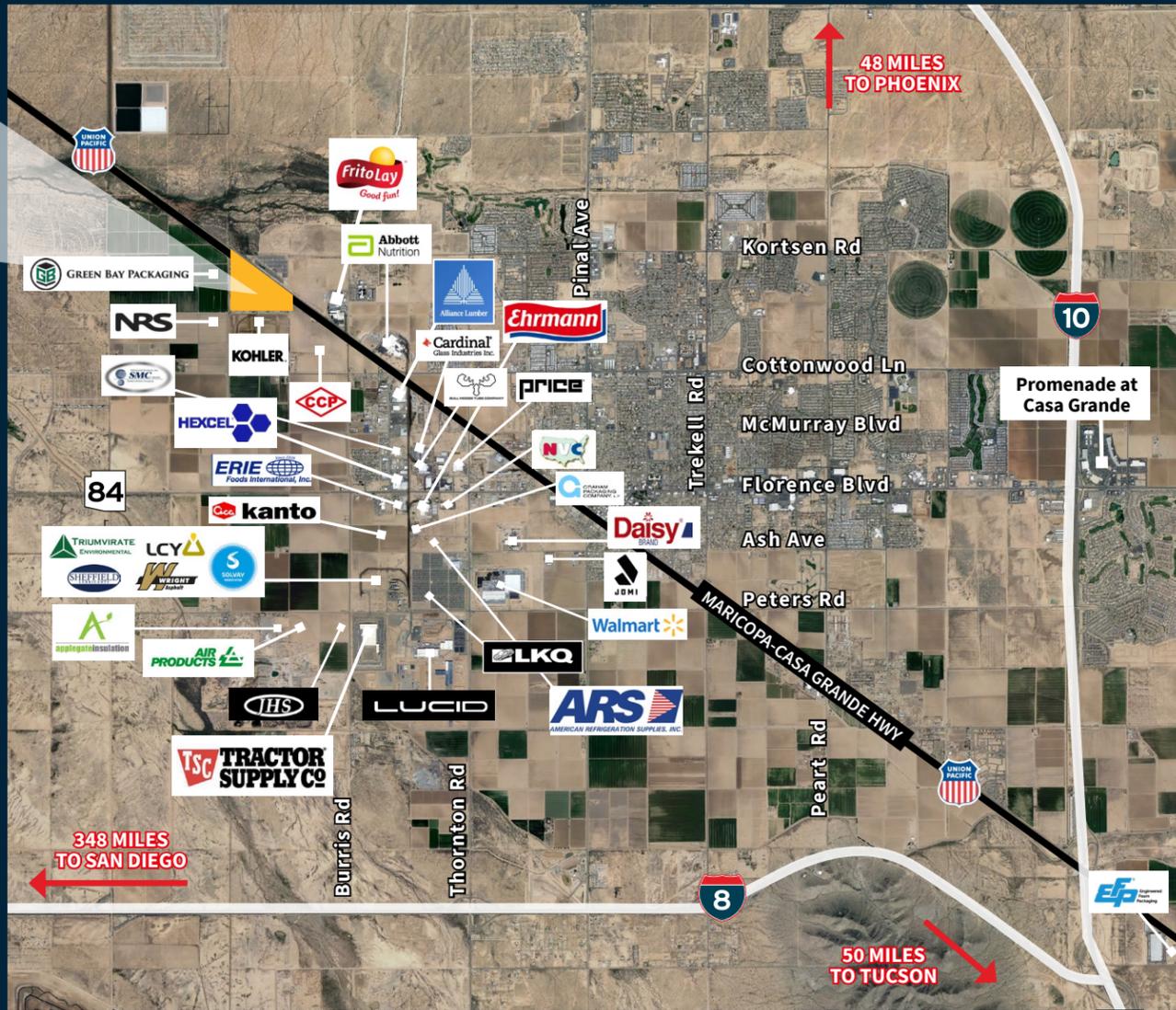
Build-to-Suit
Opportunity Zone
I-2 Zoning



The Center of ARIZONA'S INNOVATION & TECHNOLOGY CORRIDOR

CASA GRANDE Rail Park

Casa Grande Rail Park is located in Casa Grande, Arizona. The city boasts an innovative and effective economic development team with direct access to decision makers who review and approve business plans and permits.



Directly served by 2 major interstates I-8 & I-10



Phoenix = 30-minutes
Tucson = 45-minutes



Union Pacific Rail Served



1 hour from 3 International Airports



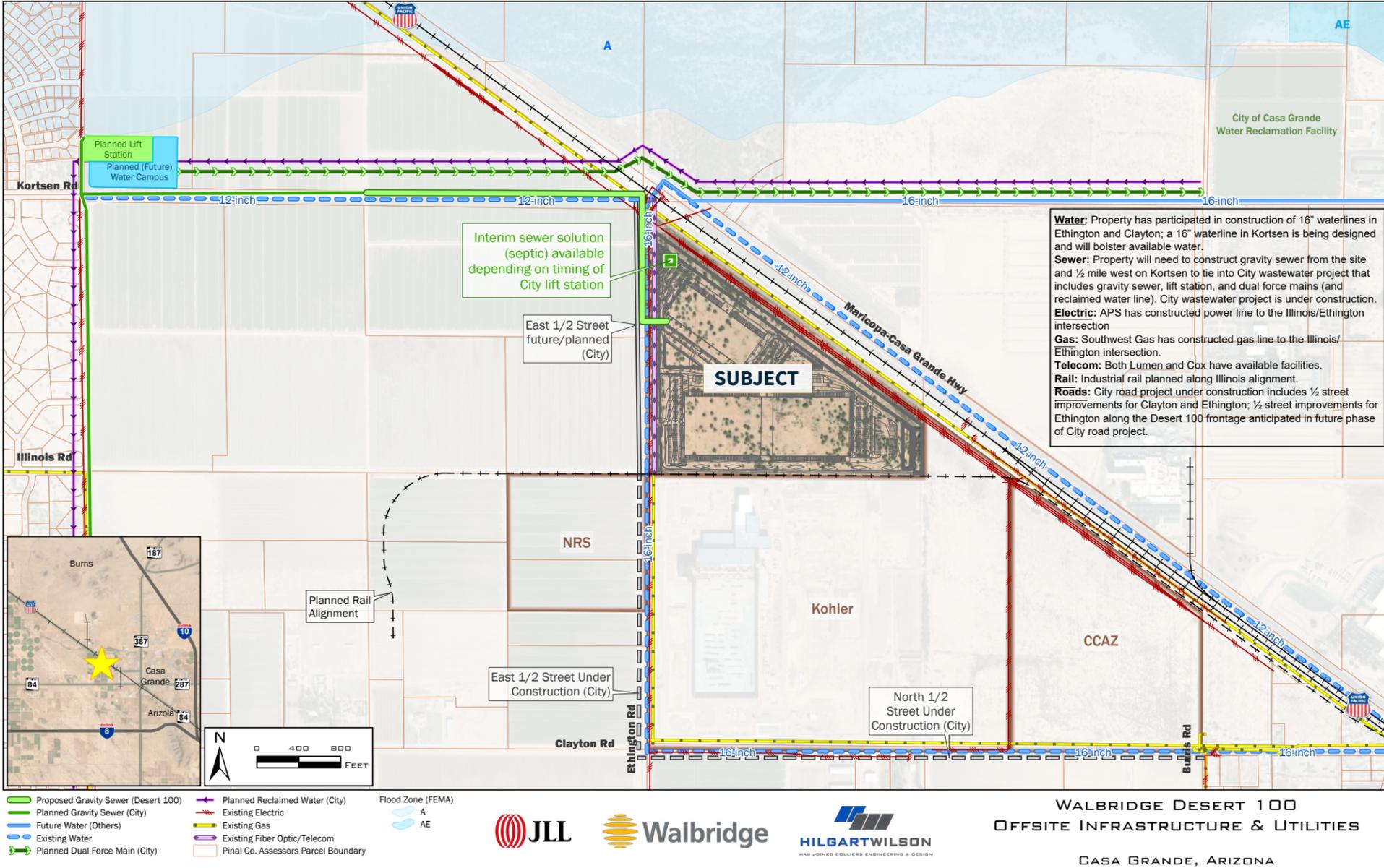
7 hours from Port of Long Beach

UNRIVALED ACCESS

POWERING AMERICA'S
ADVANCED MANUFACTURING
& DISTRIBUTION



PLANNED INFRASTRUCTURE & UTILITIES



DEMOGRAPHICS

Drive Time	2024 Total Population	Projected 2029 Population	Civilian Population of Age 16+ Labor Force	2024 Median Age
30 minutes	121,831	133,610	49,460	40.1
60 minutes	2,703,314	2,819,566	1,436,306	36.2
90 minutes	6,076,183	6,327,922	3,111,257	38.5



WHY CASA GRANDE?

-  **1 mil**
Within commute
-  **45 min**
Avg commute
-  **84%**
High school plus
-  **57%**
White collar
-  **42%**
Blue collar

MAJOR INDUSTRIAL EMPLOYERS

- Abbott Nutrition
- Bull Moose Tube
- Cardinal Glass
- Daisy Brand
- Franklin Foods
- Frito-Lay
- Graham Packaging
- Hexcel
- LKQ
- Lucid
- Price Industries
- Sheffield Lubricants
- Tractor Supply
- Wal Mart Distributions
- Wright Asphalt

COMING SOON

- Air Products
- Chang Chun Group
- KPCT Advanced Chemicals
- Kohler
- Solvay
- Triumvirate Environmental

INCENTIVES

- [City of Casa Grande](#)
- [New Market Tax Credit](#)
- [City of Casa Grande Incentive Ordinance \(PDF\)](#)
- [Foreign Trade Zone](#)
- [Pinal County Incentives](#)
- [City of Casa Grande Incentive Application \(PDF\)](#)
- [The State of Arizona Incentives](#)

 Click each to read!

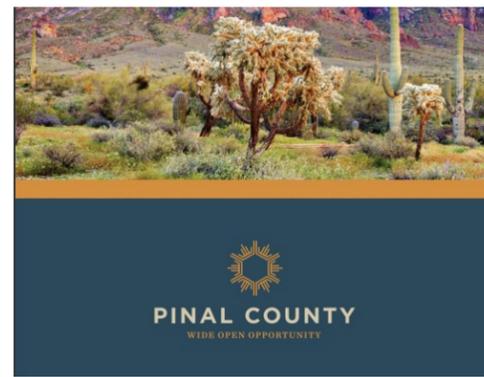
Life in **CASA GRANDE**

- Mountain Trails – 17 miles of scenic mountain trails for hiking and biking
- Carr McNatt Park – 12 acre park featuring Palm Island Aquatic Park, a splash pad, Velocity Skate Park, tennis, a track and playground
- Neon Sign Park – Step into the world of colorful vintage signs
- Casa Grande Ruins National Monument – ancient Hohokam ruins
- Promenade at Casa Grande – fantastic shopping and dining
- Picacho Peak State Park – an iconic hike with breathtaking views
- Golf - Dave White Municipal Golf Course, Mission Royale Golf Course, and Francisco Grande Golf Resort



PINAL COUNTY ECONOMIC & WORKFORCE DEVELOPMENT

ECONOMIC DEVELOPMENT PROFILE



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Pinal County joins GPEC – an alliance that will align the County with one of the largest business groups in the state, and one of the most highly acclaimed economic development organizations in the country. GPEC will help Pinal County with marketing, business exposure, and industry prospecting increasing opportunities for economic development.

 Click to read!

AT A GLANCE



**PINAL COUNTY
POPULATION**
467,459
2023 Source: OEO



**UNEMPLOYMENT
RATE**
Pinal County 4.9%
Arizona 4.3%
Nov 2023
Source Eller EBRC



**POVERTY
LEVEL**
Pinal County 11.3%
Arizona 13.1%
2022
Source ACSYS



**MEDIAN
YEARLY WAGE**
\$43,680
Arizona 13.1%
2022
Source ACSYS



**TOTAL
WORKFORCE**
206,845
Nov 2023
Source Eller EBRC



EDUCATION
2022 Source: ACSYS
88.5% High School Graduate or higher
36.3% Source College or Associate Degree
21.4% Bachelor's Degree or higher

Arizona puts **BUSINESS FIRST**



THRIVING INNOVATION

With a surging innovation ecosystem and a \$3 million Arizona Innovation Challenge, Arizona attracts global corporations and forward-thinking start ups.



LOW COST OF DOING BUSINESS

Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax.



TOP TALENT

Arizona has all the bases covered - a focus STEM education, innovative training programs, leading universities and a robust pipeline of talent ready to shape the future.



SIMPLIFIED TAX SYSTEM

Arizona has among the lowest corporate and individual income tax rates in the nation, lowering your cost of doing business.



STREAMLINED REGULATION

Arizona has created a minimalist regulatory environment by cutting red tape and by repealing overly burdensome regulations.



ACCESS TO WORLD MARKETS

Arizona is immediately accessible to three of the world's largest economies: California (#6), Texas (#11) and Mexico (#18).



QUALITY OF LIFE

Known for the Grand Canyon, Arizona is so much more - diverse cultural population, average of 300 days of sunshine every year with low humidity, and an affordable cost of living.



STEM NETWORK

The Arizona STEM Network is a collaboration between businesses, educators, government and philanthropy with a common agenda to graduate more Arizona students prepared for the global economy through STEM education.



Anthony Lydon, CSCMP
Vice Chairman
+1 602 282 6268
aj.lydon@jll.com

Hagen Hyatt
Senior Vice President
+1 602 282 6275
hagen.hyatt@jll.com

Nicole Marshall
Associate
+1 951 723 0943
nicole.marshall@jll.com

John Lydon
Senior Managing Director
+1 602 282 6326
john.lydon@jll.com

Jarrod Howard
JLL Capital Markets
+1 503 320 9955
jarrod.howard@jll.com

Walbridge makes no guarantees, warranties or representation, express or implied, to the accuracy or completeness 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. The property may be withdrawn without notice. Walbridge accepts no liability for any loss or damage suffered by any party resulting from reliance on this information. If receipt of this information has signed a confidentiality agreement regarding this property, this information is subject to the terms of that agreement.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.