

LUCID

CASA GRANDE COMMERCE PARK

TSC TRACTOR
SUPPLY CO.

BURRIS ROAD

CHLORUM
SOLUTIONS

10 ACRES
AVAILABLE

±1,325 FT

VANGUARD
RENEWABLES

ALAMO ROAD

±329 FT



SHOVEL READY SITE — APPROVED FOR HEAVY MANUFACTURING

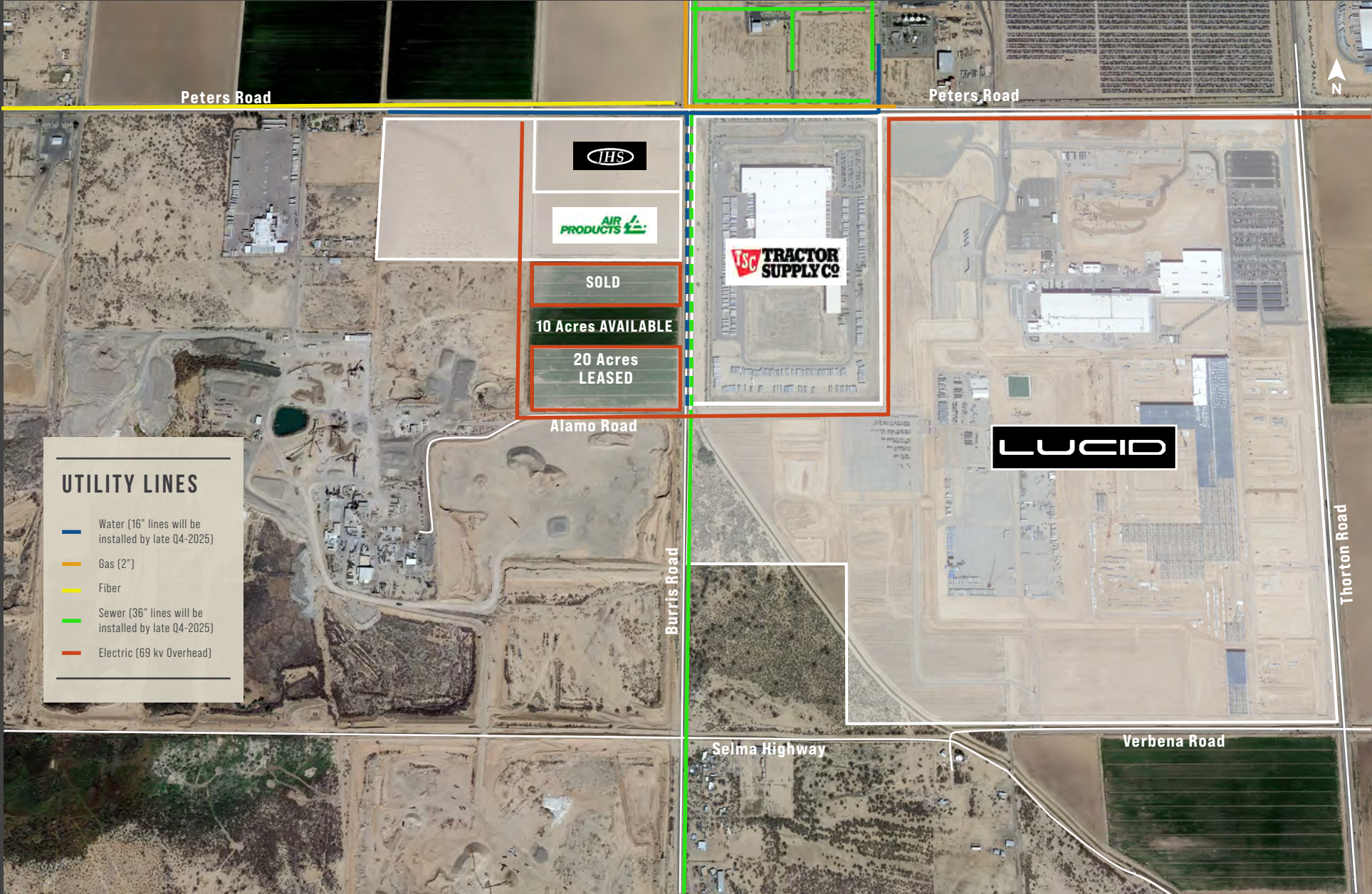
Divisible ±10 Acres | For Sale Or Build to Suit

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:** Southwest Gas has confirmed it can expand up to a 6" line that will be at site by mid-2026 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

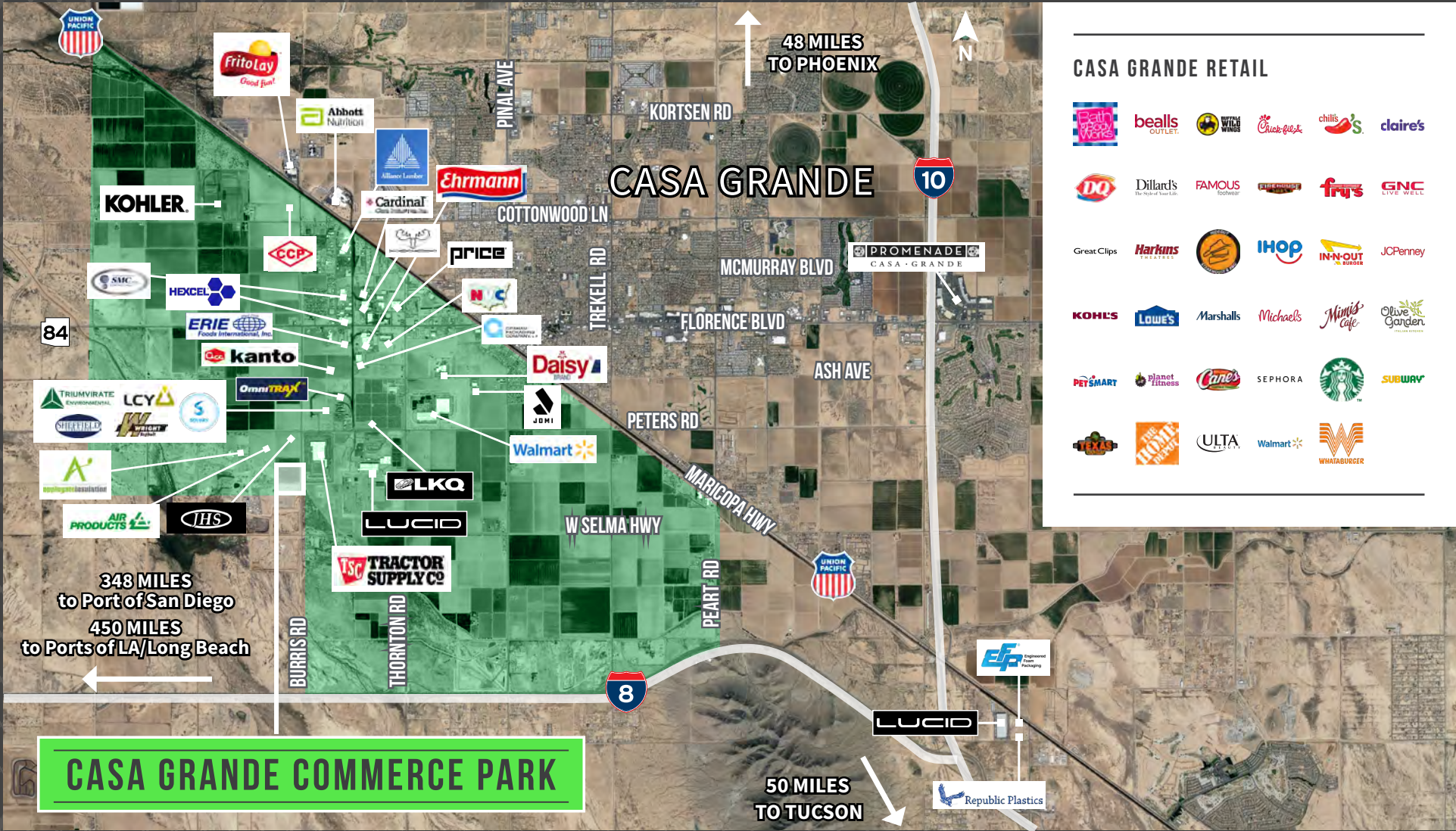


CASA GRANDE CORPORATE NEIGHBORS & DEMOGRAPHICS



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	EV/ADVANCED MANUFACTURING	ESTABLISHED BUSINESSES
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	 · EV Assembly plant · 2.85 mil SF · \$1.9 billion capex · 6,000 employees
 · 25 acres · \$60 mil investment · 30 employees	 · 80 acres · \$237 mil investment · 161 employees	 · Food Manufacturing · 208,000 SF · Opened 1984
 · 20 acres · \$100 mil investment · 57 employees	 · 10 acres · \$200 mil investment · 65 employees	 · Manufacturing Plant · 525,000 SF · Opened 1985
	 · Manufacturing plant · 1 million SF · \$376 mil capex · 500 employees	 · Distribution Facility · 880,000 SF · Opened 2003
		 · Distribution Facility · 650,000 SF · Opened 2016
		 · Auto Parts Recycling · 107,000 SF plant · 120 acres · Opened 2018



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.

CASA GRANDE COMMERCE PARK



*potential concept only

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