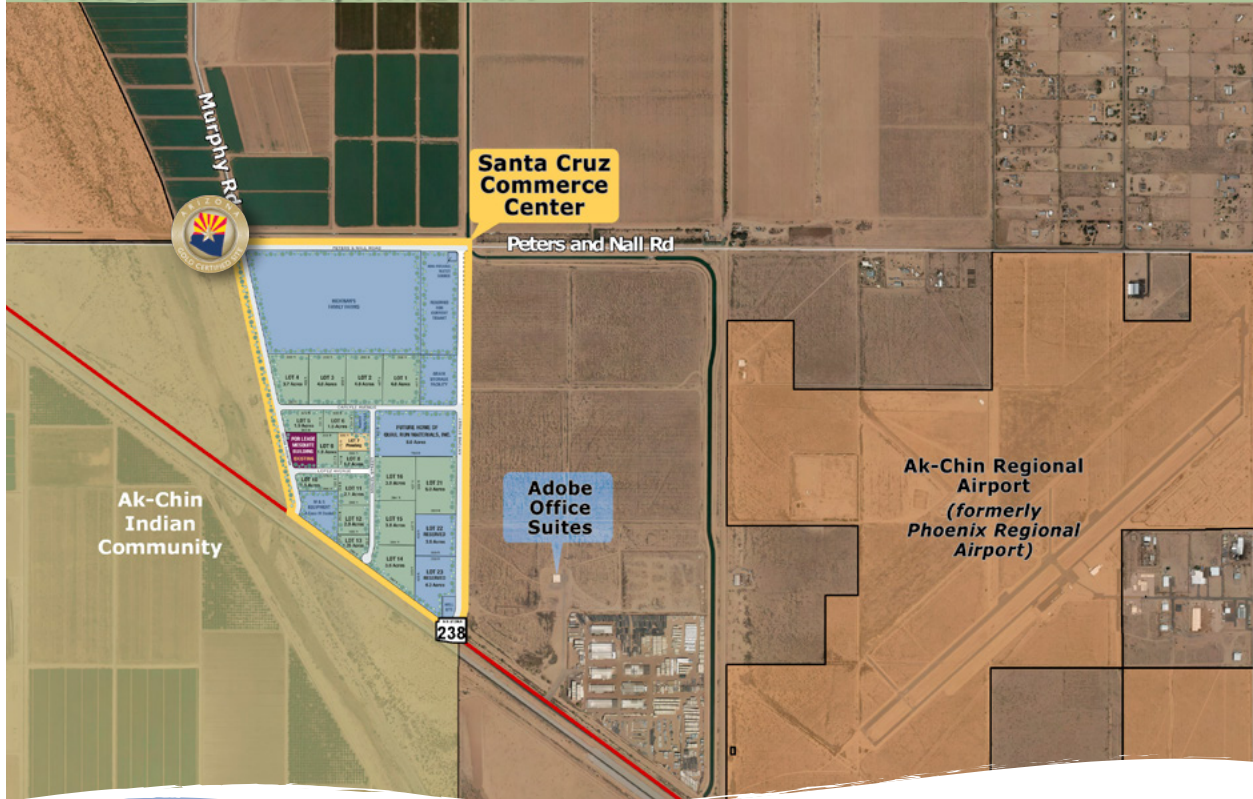


**PINAL COUNTY, ARIZONA**



**Location:** Located on the southern edge of the greater Phoenix area, between the cities of Maricopa and Casa Grande on the northeast corner of Murphy Road and Highway 238 in the Ak-Chin Indian Community, Pinal County.

**Size:** 128.79 acres (approximately 45 acres immediately available)

**Price:** Submit (land is available for ground lease)

**Zoning:** I-1 & I-2

**Infrastructure:** Fully improved, sewer, water and roads (curb and gutter); Underground electric/telephone

**Comments:** • Arizona Gold Certified shovel-ready lots ranging from 1.2 acres and up

- Build-to-suit option available for well-qualified tenants
- Close proximity to Interstate 8 & 10; Highways 347, 84 & 238
- Below market, long-term leases available
- Substantial tax savings
- Lower utility rates
- Near the Ak-Chin Regional Airport (formerly Phoenix Regional Airport) – 4,751' runway
- Existing neighbors include Hickman's Family Farms, M & S Equipment, Mobile Mini, Nissan Testing Facility, Volkswagen Testing Facility, and coming soon, Quail Run Building Materials
- Largest improved industrial park in the City of Maricopa area

**For leasing info:**

**520-568-3246**

[leasing@leaseakchin.com](mailto:leasing@leaseakchin.com)

[www.leaseakchin.com](http://www.leaseakchin.com)

**BROKERS WELCOME**

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy, but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior to lease or complete withdrawal.

