

## 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 Maricopa-Casa Grande Highway 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 & Maricopa-Casa Grande Highway
- 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, Ibarra Family Farms, and Quail Run Building Materials
- Largest improved industrial park in the City of Maricopa area

**For leasing info:**

**520-568-3246**

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**BROKERS WELCOME**

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