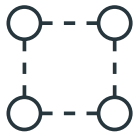


TWO BUILDINGS TOTALING
±42,865 SF
AVAILABLE FOR SALE/LEASE

Centennial Industrial Complex

550 W Centennial Blvd | Casa Grande, AZ 85122



±2.0 Acres

Vacant Land



±25,000 SF

Air Conditioned Warehouse

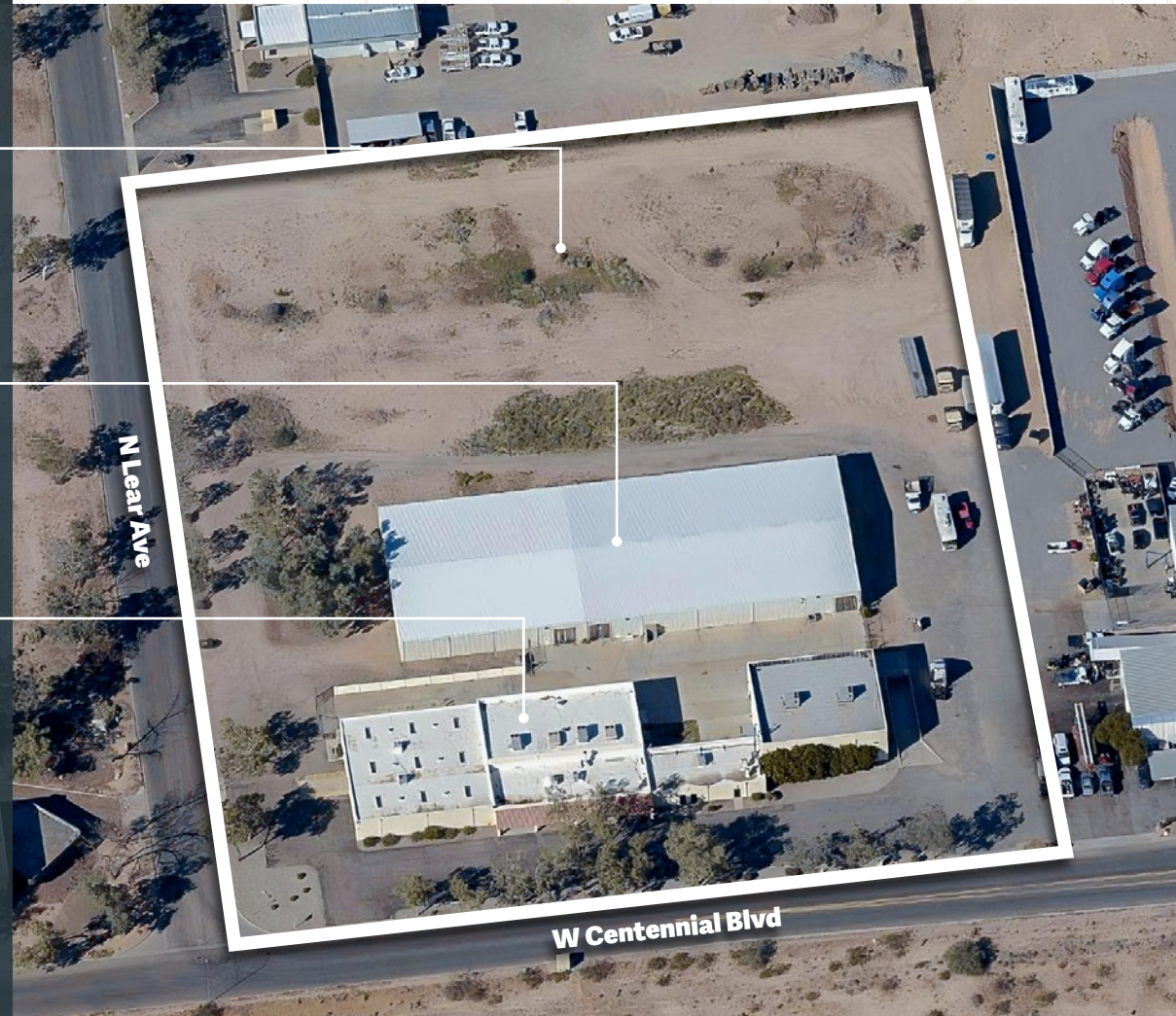


±17,000 SF

Office & Manufacturing

\$7,500,000 Sale Price

\$0.80 NNN Lease Rate



Property Summary

| | |
|-------------------|--|
| Location | 550 W Centennial Blvd Casa Grande, AZ 85122 |
| Total Size | ±42,865 SF |
| Year Built | Warehouse: 1989 Manufacturing/Office: 2000 |
| Lot Size | ±5.37 Acres |
| Parcel | 509-81-064A, 509-81-064B, 509-81-065 |
| Zoning | I-1, City of Casa Grande |
| Clear Height | Warehouse: 16'-18' Manufacturing/Office: 14'-16' |
| Truckwells | 2 |
| Grade Level Doors | Warehouse: 3 (12' x 12') Manufacturing/Office: 5 (12' x 12') |
| Cooling | 100% HVAC |
| Power | Warehouse: 800A 3-Ph Manufacturing/Office: 400A 3-Ph (Heavy Volts) |



Executive Summary

This strategically located industrial property offers a rare opportunity in the burgeoning Casa Grande market. Situated in the Casa Grande Municipal Airport Industrial Park, the ±5.37-acre lot comprises a ±25,000 SF multi-functional warehouse, a ±17,000 SF office/manufacturing building, and ±2 acres of vacant land for potential expansion or yard use.

Key Features:

- **Adaptable Facilities:** Both buildings are fully HVAC cooled and offer ample power, truckwells, grade-level doors, and adaptable clear heights for various industrial operations.
- **Expansion Potential:** The 2-acre vacant parcel presents the opportunity for future development.
- **Prime Location:** Proximity to Casa Grande Municipal Airport, Phoenix Sky Harbor International Airport, and major new manufacturing plants (including Lucid Motors) ensures exceptional connectivity and a strong labor pool.
- **Flexible Acquisition:** Offered for sale or lease (individual buildings or together), providing flexibility for owner-users or tenants.

Target Uses

This versatile property is ideally suited for manufacturing, logistics, distribution, and a wide array of other industrial uses. Its adaptable spaces and location amidst Casa Grande's growth make it a valuable asset for forward-thinking businesses.

Pricing Overview:

Sale Price: \$7,500,000 (seller is willing to sell buildings seperately)

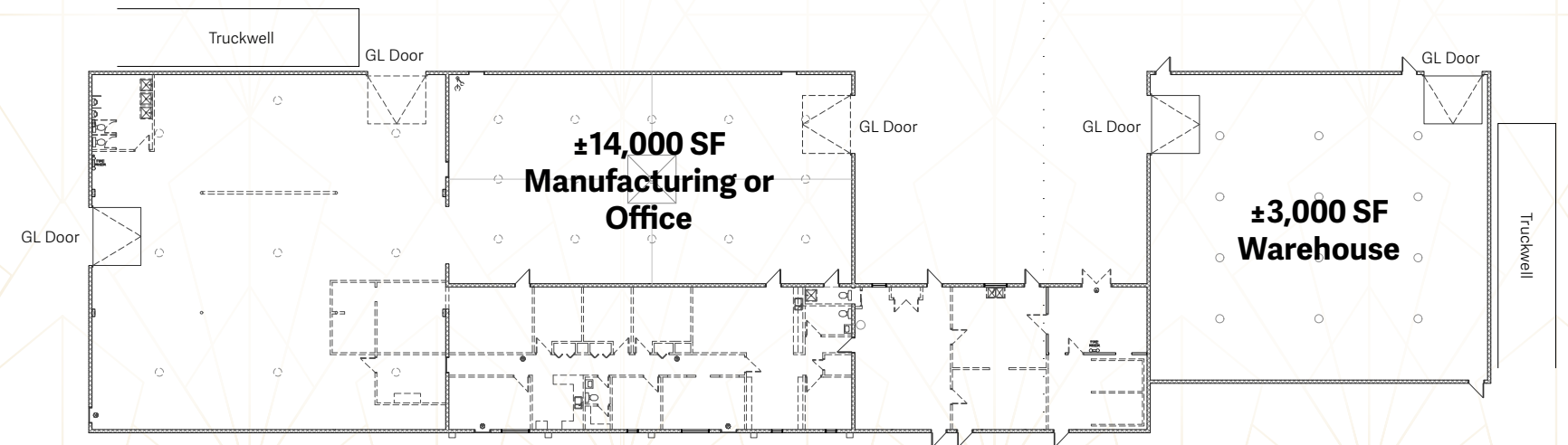
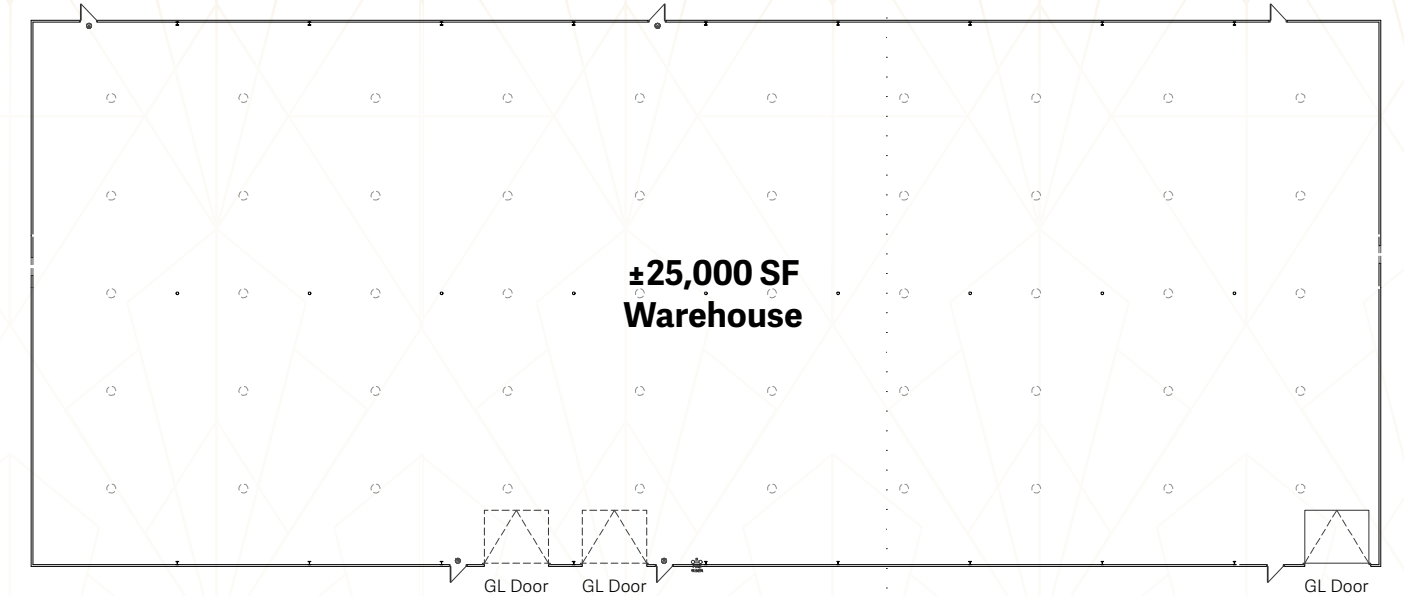
Lease Rate: \$0.80 NNN

Unlocking Potential

This expansive industrial property presents a unique canvas for realizing your industrial vision.

Its robust core features, adaptable spaces, and strategic location offer a blank slate for creating a dynamic workspace tailored to your specific needs.

Envision customized configurations, modern amenities, and an exterior that reflects your brand – all amidst the thriving manufacturing landscape of Casa Grande.



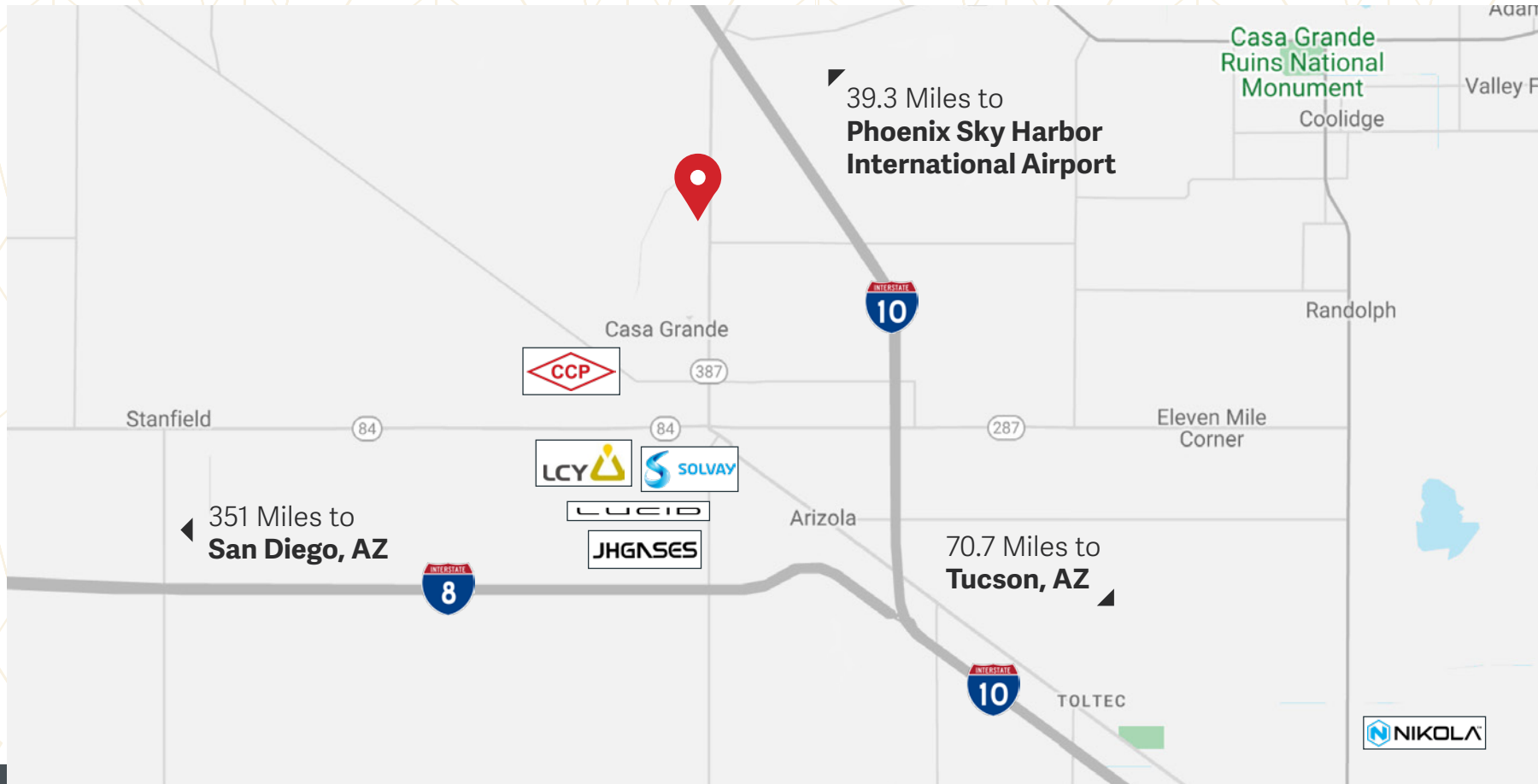
Location Overview



Casa Grande's strategic location puts this property at the heart of a rapidly expanding industrial hub. Proximity to major transportation routes, including the I-10 and both the Casa Grande Municipal Airport and Phoenix Sky Harbor International Airport, ensures ease of logistics.



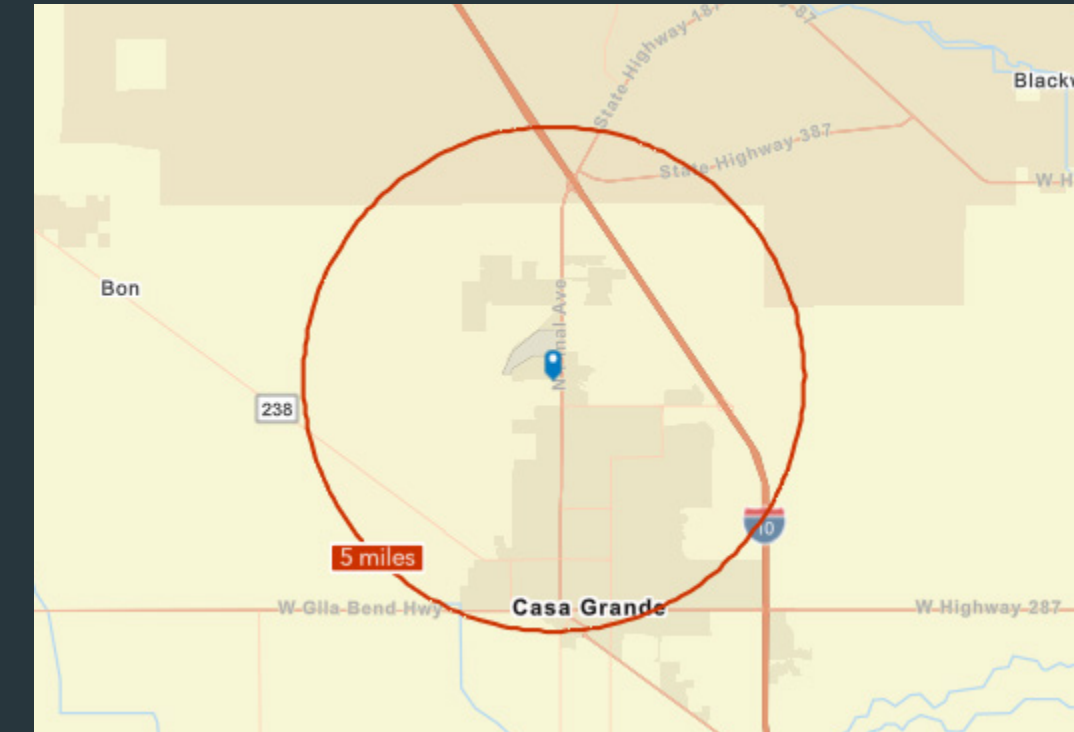
The presence of major companies like Lucid Motors, Nikola, Chang Chun, LCY Electronic Materials, Solvay Corporation, and Jing He Science Company highlights the area's attractiveness to large-scale industrial operations and underscores the availability of a skilled workforce.



Demographic Summary

Source - ArcGIS Business Analyst
(5-Mile Radius)

This property is located within a sizable and growing market, with a population surpassing 54,000 within a 5-mile radius. The median household income suggests purchasing power within the community, while a young median age indicates a vibrant and dynamic workforce. Notably, nearly 20% of the population holds a bachelor's degree or higher, hinting at the availability of skilled labor. The steady population growth is a positive indicator of increasing demand for industrial space and services in the area.



Population Overview



54,986
Population



19,739
Households



36.4
Median Age



\$66,425
Median HH Income



+1.7%
% Population Growth
(2010 - 2023)



20.3%
Bachelor's Degree
or Higher

13,617
Employees

Employment

1,081
Businesses

The low unemployment rate signals a strong labor pool with available talent. The fact that a significant portion of the workforce currently dedicates substantial time to commuting underscores the potential for businesses to attract employees by offering a more convenient location. This property is well-positioned to capitalize on these demographics by providing a desirable workspace that could reduce commute times and enhance employee satisfaction.

5.3%
Unemployment
Rate

13.7%
Spend 7+ Hours
Commuting to and
from Work Per Week

Sale Comparables



| | Property | Year Built | Bldg SF | Land Acres | Zoning | Sale Price | Bldg Price/SF | Land Price/SF | CAP Rate | Sale Date |
|---|--|------------------|---------------|-------------|------------|--------------------|---------------|---------------|----------|-----------|
| ★ | 550 W Centennial Blvd Casa Grande, AZ 85122 | 2000/1989 | 42,865 | 5.93 | I-1 | \$7,500,000 | \$175 | \$29 | - | - |
| 1 | 2016 N Pinal Ave Casa Grande, AZ 85122 | 1974 | 34,050 | 5.84 | I-1 | \$4,180,000 | \$123 | \$16 | 7.27% | Feb-24 |
| 2 | 738 W Boeing Dr Casa Grande, AZ 85122 | 2006 | 11,677 | 3.90 | I-1 | \$3,250,000 | \$278 | \$19 | - | Jan-24 |
| 3 | 3117 N Cessna Ave Casa Grande, AZ 85122 | 2007 | 19,200 | 9.58 | I-1 | \$5,000,000 | \$260 | \$12 | - | Dec-22 |
| 4 | 1474 N VIP Blvd Casa Grande, AZ 85122 | 1974 | 63,461 | 9.55 | I-2 | \$9,625,000 | \$152 | \$23 | - | Dec-22 |
| 5 | 1000 N Jefferson Ave Casa Grande, AZ 85122 | 1989 | 56,477 | 9.57 | I-1 | \$4,500,000 | \$80 | \$11 | - | Sep-22 |
| 6 | 601 E 1st St Casa Grande, AZ 85122 | 1980 | 9,256 | 0.54 | B-4 | \$1,300,000 | \$140 | \$55 | 7.32% | Jul-22 |
| 7 | 640 W Centennial Blvd Casa Grande, AZ 85122 | 1985 | 12,000 | 1.64 | I-1 | \$1,275,000 | \$106 | \$18 | - | Jul-22 |

SALE AVERAGES

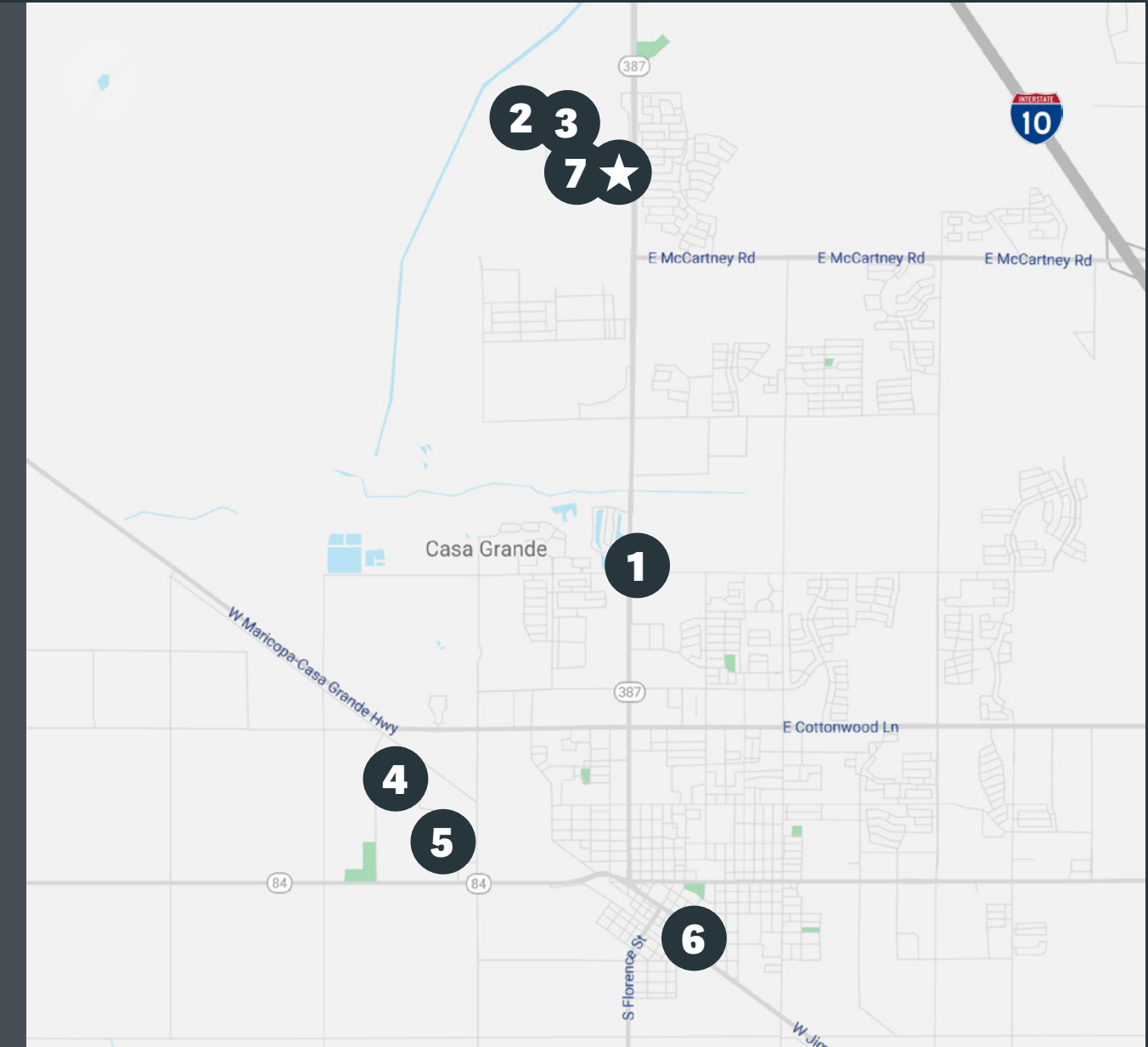
Subject Property Not Included in Averages

 **29,446 SF**
Building Size

 **\$4,161,429**
Sale Price

 **\$163**
Bldg Price/SF

 **\$22.08**
Land Price/SF



Centennial Industrial Complex

550 W Centennial Blvd | Casa Grande, AZ 85122

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