



Click to View Drone Flyover

For Sale or Lease

±226.33 Acre Proposed Industrial Park

Attesa has submitted its final site plans for its Arizona International Raceway to Pinal County - <http://bit.ly/37YaVlo>

Lucid Motors broke ground on new facility - <http://bit.ly/36HmAop>

2 Miles

3.47 Miles

SITE

1.5 Miles

**Future Attesa Motorsports
2,360 AC**

Frito Lay
Food Processing
1,000 Jobs

Abbott
Manufacturing Center
1,000 Jobs

TRACOR SUPPLY
Distribution Center
250 Jobs

Just Built!
Manufacturing Center
2,000 Jobs

WAL-MART
Distribution Center
500 Jobs

Republic Plastics
150 Jobs

For Sale: \$3,990,000 (\$0.40/SF)

For Lease: \$3,150/Acre/Year

Morado Hills Industrial Park

SEC Montgomery Rd & Selma Hwy, Casa Grande, Arizona 85193

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Morado Hills Industrial Park

Property Features

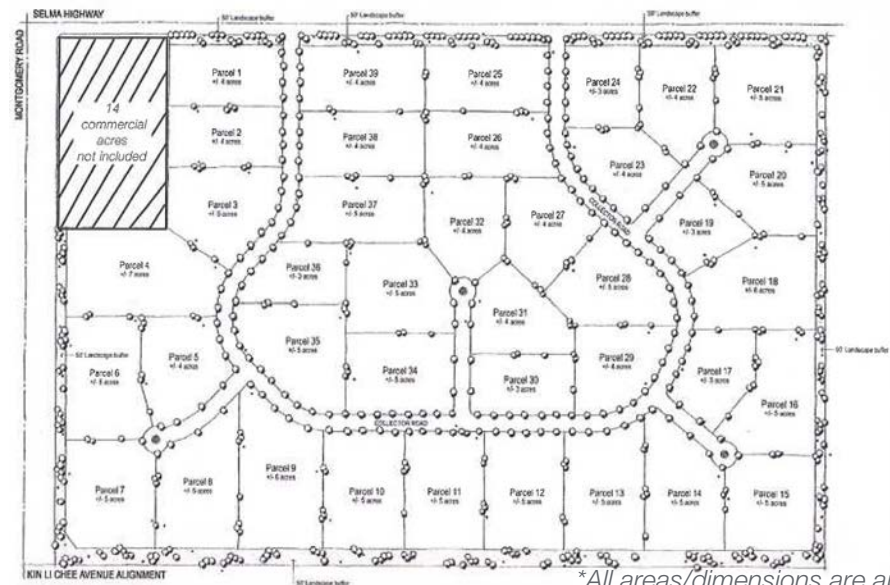
- Excellent location for development of ±226 acre light industrial park or solar electric generating facility
- Zoned I-1, Light Industrial
- Strategically located midway between the Greater Metropolitan Phoenix & Tucson areas
- Situated between 3 major transportation corridors (I-10, I-8 & Route 287)
- Easy ingress/egress with direct access to I-8 via an on and off ramp located ±0.5 miles to the South on Montgomery Rd which is 10 miles West of I-10

Area Highlights

- 1,650 feet of frontage along Montgomery Hwy
- Light Industrial Park will accommodate distribution, warehousing, and light manufacturing uses
- Limited availability of similar type property in the Casa Grande area
- Montgomery Rd is planned to become the next major parkway linking I-8 traffic to I-10 N through DR Horton's planned 6,742 acre master planned community which includes over 20,000 new homes
- Water: 8" line service, AZ Water Co.
- Power: APS
- Gas: Southwest Gas:
- Sewer: Septic (will eventually hook into Casa Grande sewer system)
- Phone/Cable: CenturyLink/Cox

Seller Terms Available for the Purchase of the Entire ±226 Acres or Smaller Portions There-of as Follows:

\$399,000 down (10%).
Interest payments for only 5 years based on 5.75% interest (fixed for 5 years).



*All areas/dimensions are approximate

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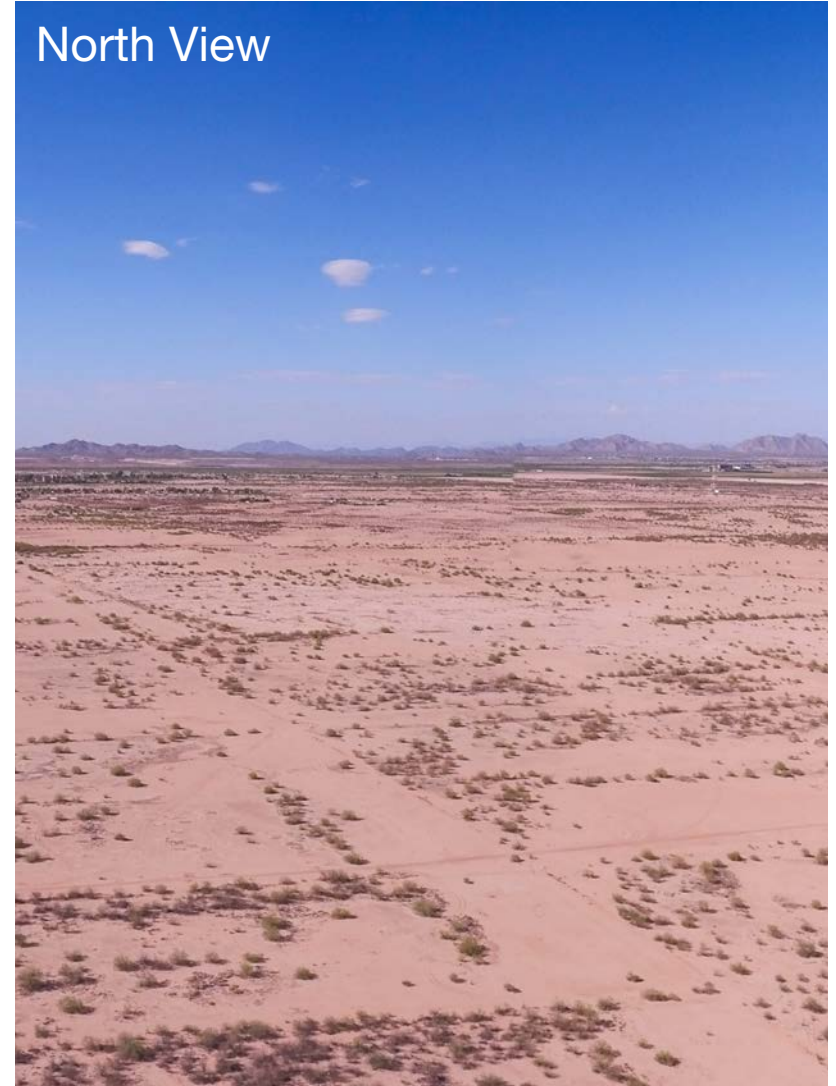
Morado Hills Industrial Park

Property Photos

South View



North View



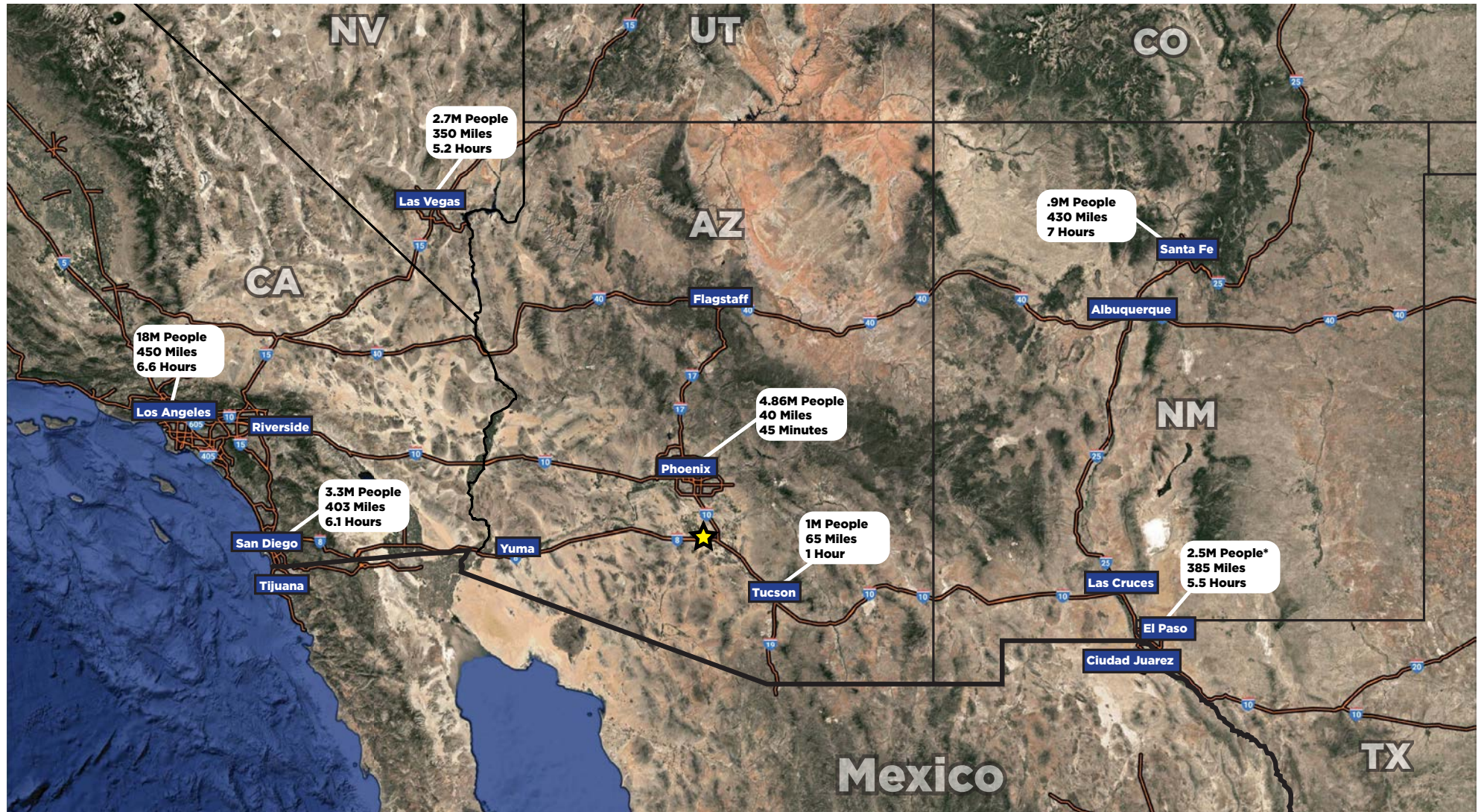
North View



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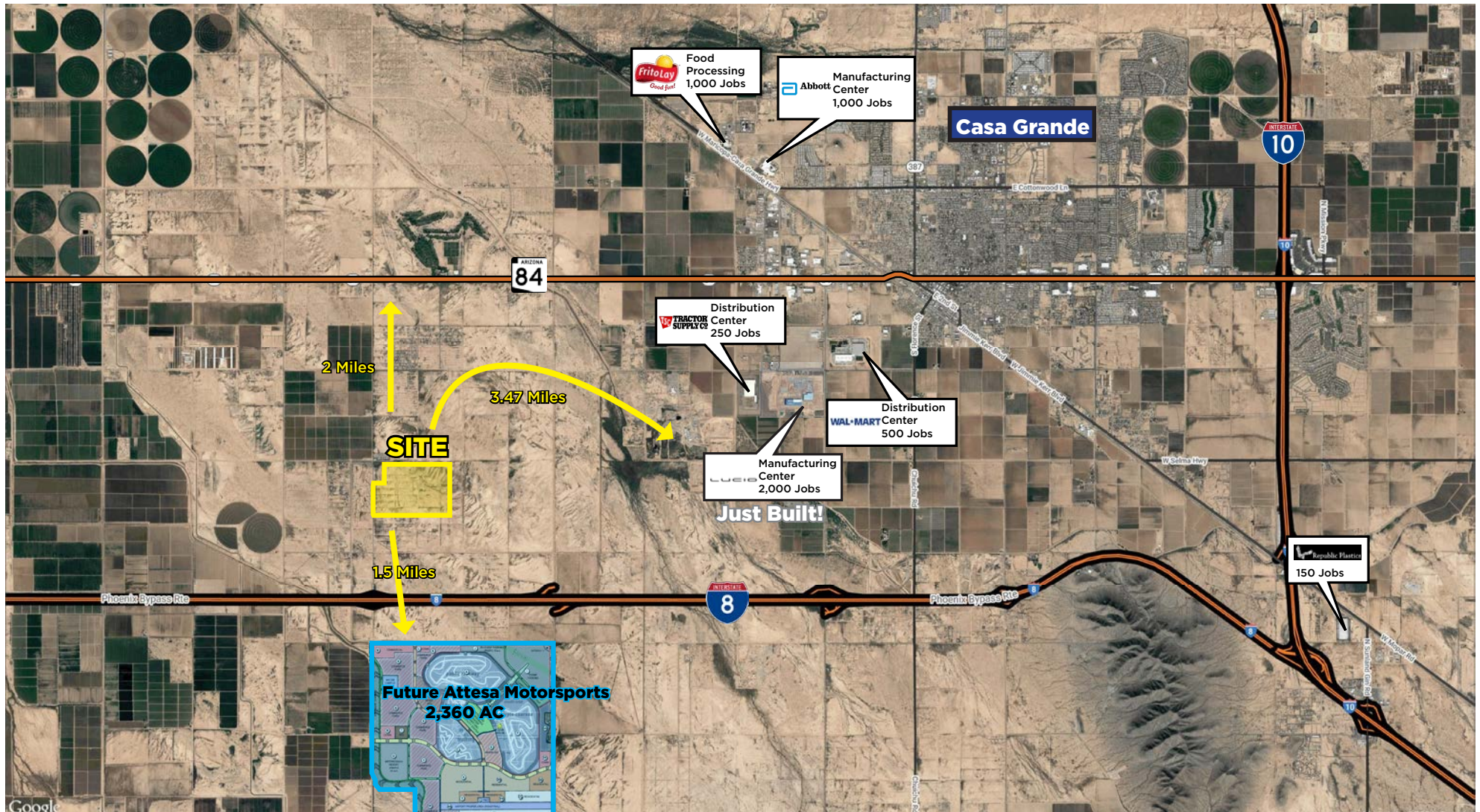
Freight Aerial



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Proximity Aerial



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Site Aerial

