

## CASA GRANDE COMMUNITY HIGHLIGHTS

- One of the fastest growing communities in Arizona
- Ideally located at Interstates 8 and 10
- Located in the Pinal County Enterprise Zone, qualified businesses could be eligible for income tax credits
- Growing labor and economic base

## DRIVE TIMES FROM CASA GRANDE

City	Miles	Times
Chandler	25	25 min.
Phoenix	45	45 min.
Tucson	66	60 min.
Las Vegas	337	5 hours
San Diego	344	5 hours
El Paso	387	6 hours
Los Angeles	423	6.5 hours



MONUMENT SIGNAGE AT THE STREET

**FOR SALE OR LEASE**  
**ALL OR PART**

**DAYTON COMPANY**  
**INDUSTRIAL REAL ESTATE**



**3048 North Cessna Avenue, Casa Grande, Arizona**

**CESSNA BUSINESS PARK**  
**INDUSTRIAL CONDOMINIUMS**

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# CESSNA BUSINESS PARK INDUSTRIAL CONDOS



**BUILDING ONE**



**BUILDING TWO**



*Close to Interstate 10 interchange.*

## PROPERTY FEATURES:

- Total square footage of 28,851 consisting of three buildings. Building One - 12,851 SF, Buildings Two & Three - 8,000 SF each.
- Total square footage available for sale is 25,698 (excepting City Electric Supply Co.). Building One - 9,698 SF, Buildings Two & Three - 8,000 SF each.
- Total square footage available for lease is: Building One, Unit 5/6 - 3,148 SF. Building Two - 8,000 SF. Building Three - 4,000 SF. All available spaces are in shell condition.
- Located on 2.57 acres with a rear fenced yard.
- 82 paved parking spaces. Building One - 44, Buildings Two & Three - 38.
- Clear heights: Building One - 20 feet, Buildings Two & Three - 16 feet.
- Served by Arizona Public Service Company (APS). Each building has an 800 amp, 120/240 volt, 3 phase service with service 200 amp service available to each proposed unit.
- 100% wet system throughout each building with fire department hook ups and fire hydrants on the property.

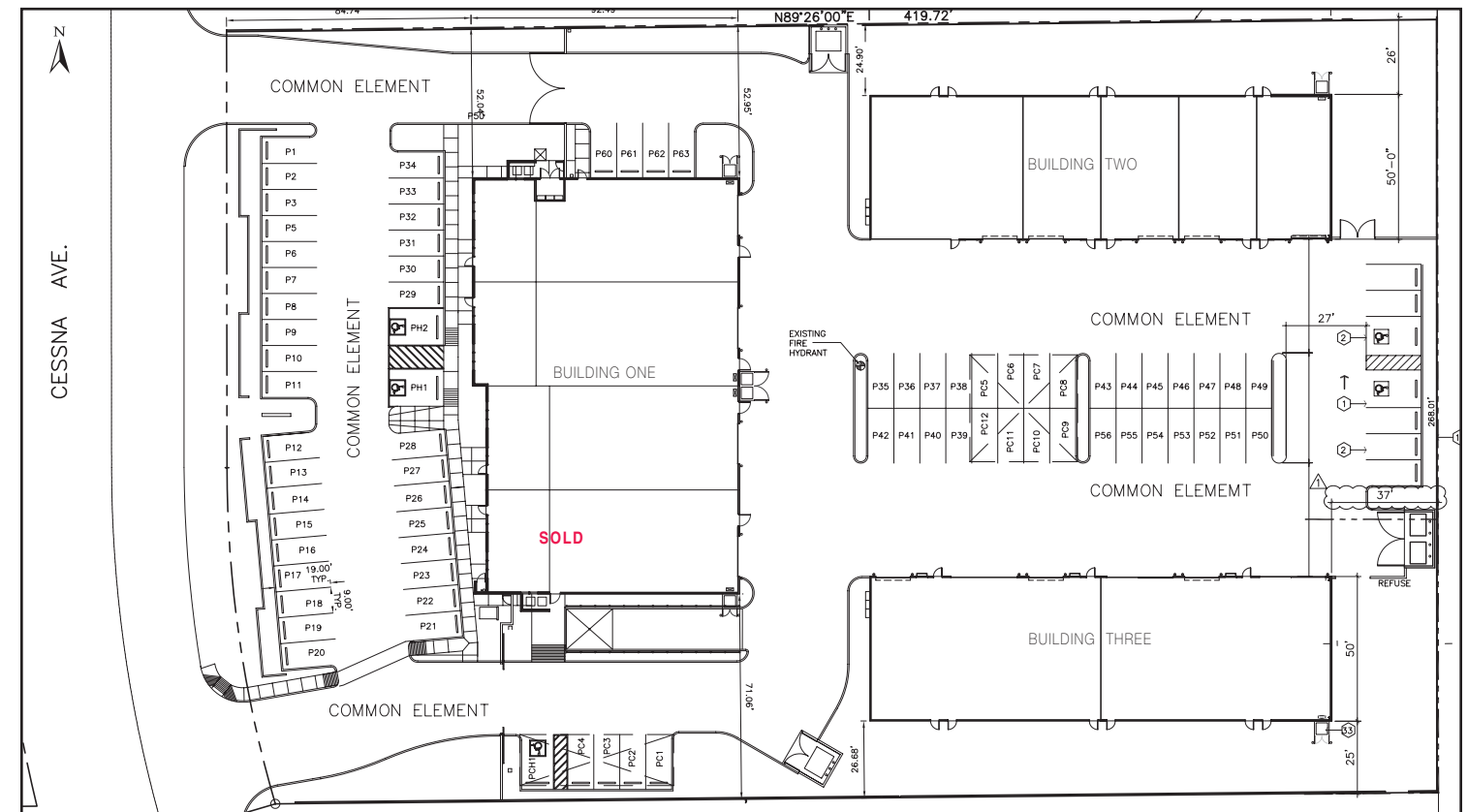


**BUILDING THREE**

*Located near Casa Grande's most heavily traveled north/south corridor.*



- A single, common truck well located on the south side of Building One.
- Each unit has a 14' X 14' roll up drive-in door.
- The property is zoned I-1, Garden Industrial, City of Casa Grande.



NOT TO SCALE

SITE PLAN