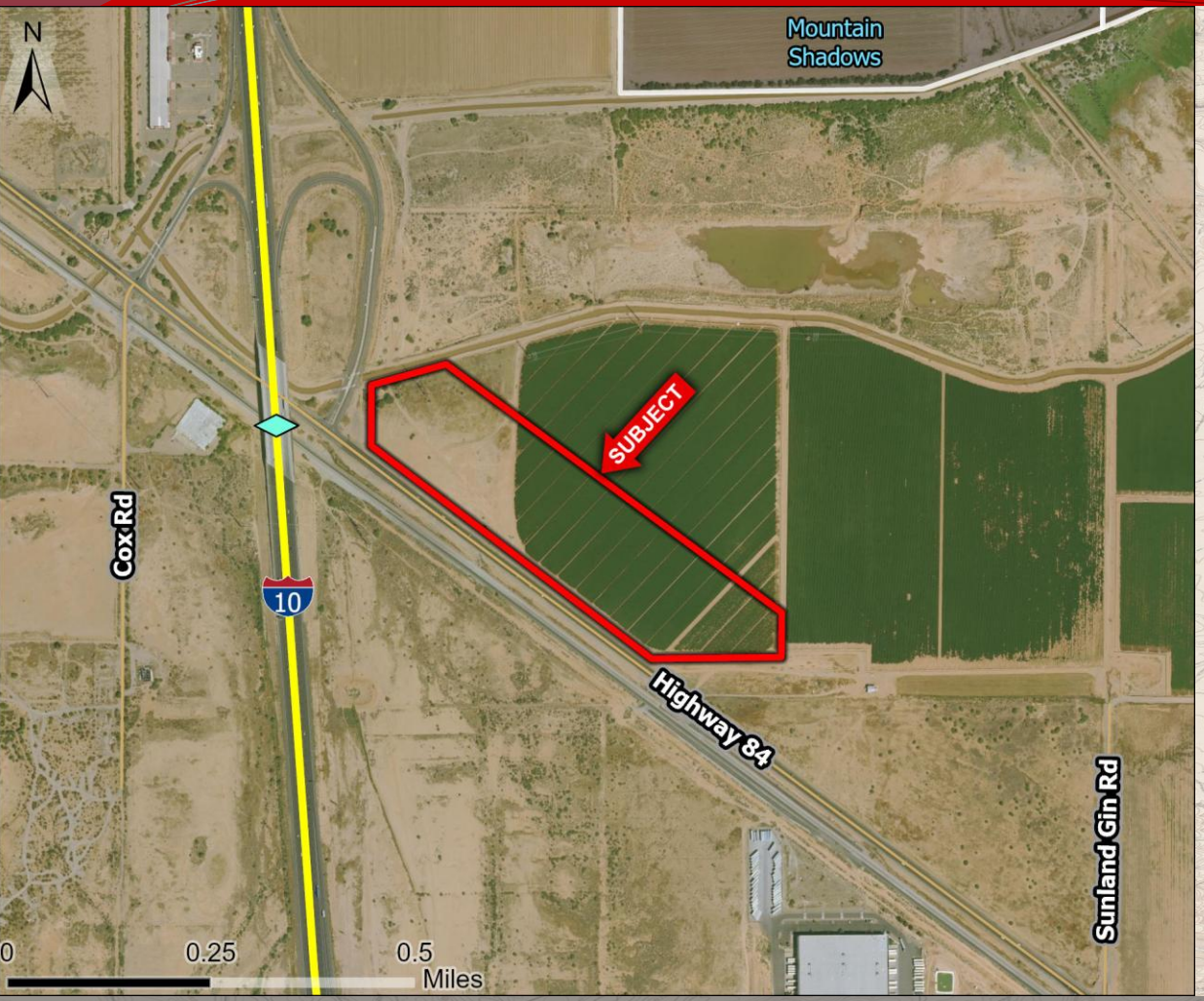
Insight Land & Investments

+/- 32 Acres – Commercial Land

Casa Grande, Arizona



- ***Location:*** NEC of I-10 and Highway 84 in Casa Grande, AZ.
- ***APN:*** 511-320-10, 11, 12
- ***Size:*** +/- 32.1 Acres
- ***Zoning:*** B4 – (Community Services Zone)
- ***Price:*** $50,000/ac – Submit all Offers
- ***Comments:*** Property is located at the Interchange of I-10 and Hwy 84. Property has nearly 2,000 feet of frontage on Hwy 84. The B-4 zoning allows for a variety of commercial uses. Approximately 20 acres is being farmed. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

Insight Land & Investments
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Scottsdale, Arizona 85250
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www.insightland.com

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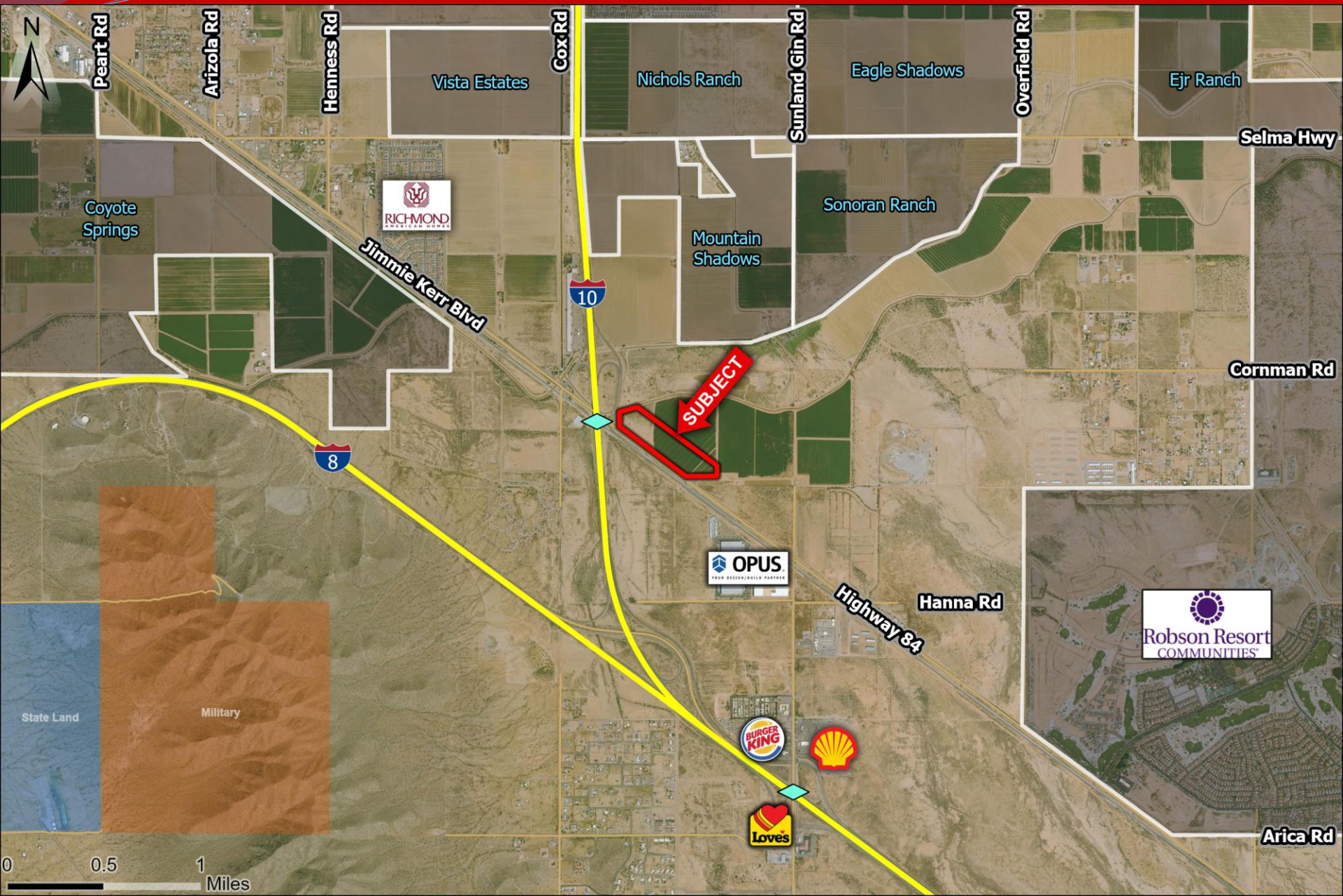
Area Map

Casa Grande, Arizona



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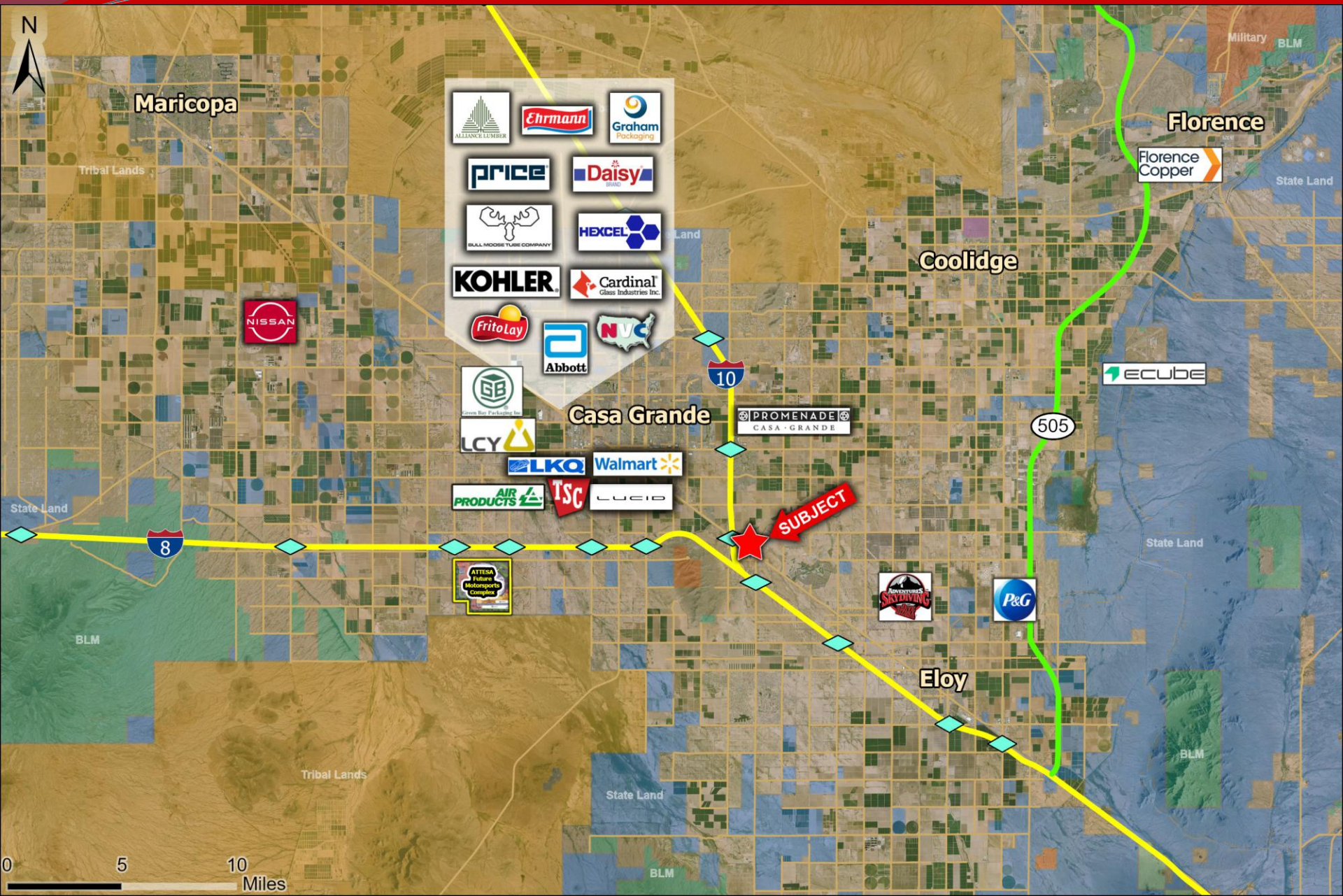
Regional Map

Case Grande, Arizona



Insight Land & Investments

Newly Announced & Expanding Employers

Pinal County, Arizona

Newly Announced & Expanding Companies	Total Capital Investment	Total Job Count	Jurisdiction
LG Energy Solution	$5,500,000,000	2800	Queen Creek
Copia Tech Campus	$3,000,000,000	200	Maricopa
SRP Marigold Energy	$2,200,000,000	45	Maricopa
LUCID Motors	$1,900,000,000	6120	Casa Grande
Copia Griffin Energy	$1,500,000,000	50	Maricopa
Ivanhoe Electric	$1,118,000,000	3000	Casa Grande
Hudbay Minerals	$977,000,000	900	Casa Grande
eCube Aero Solutions	$500,000,000	75	Coolidge
KANTO-PPC Inc.	$500,000,000	200	Casa Grande
Proctor and Gamble	$500,000,000	500	Coolidge
Chang Chun PetroChem	$400,000,000	209	Casa Grande
Freepoint Commodities	$400,000,000	120	Eloy
Kohler Co.	$376,000,000	500	Casa Grande
National Gypsum	$250,000,000	100	Eloy
Florence Copper	$232,000,000	274	Florence
Air Products	$100,000,000	75	Casa Grande
Jing He Science Inc.	$100,000,000	57	Casa Grande
Sunlit Chemical	$100,000,000	300	Casa Grande
Osterkamp	$100,000,000	30	Eloy
NRS Logistics	$90,000,000	90	Casa Grande
FrameTec	$80,000,000	300	Casa Grande
Chlorum Solutions	$70,000,000	50	Casa Grande
Sun Life Medical Center	$67,000,000	200	Casa Grande
Solvay Chemical	$60,000,000	30	Casa Grande
TopCo Scientific	$50,000,000	150	Casa Grande
Southwark Metals	$29,000,000	16	Casa Grande
Cirba Solutions	$25,000,000	110	Eloy
Clark Pacific	$20,000,000	250	Coolidge
Waste Management	$20,000,000	30	Casa Grande
Exceptional HC	$18,000,000	50	Eloy
Green Bay Packaging	$16,500,000	120	Casa Grande
Custom Truck OneSource	$15,000,000	100	Casa Grande
Kingdom Way Group	$15,000,000	250	Casa Grande
LCY Chemical Corp.	$15,000,000	50	Casa Grande
Vext Science	$15,000,000	25	Eloy
Chemical Strategies	$14,000,000	50	Casa Grande
Engineered Foam Packing	$12,000,000	200	Casa Grande
Freeberg Industrial Fab	$12,000,000	200	Eloy
Stinger (Expansion)	$10,000,000	100	Coolidge
Owens Corning	$9,000,000	50	Eloy
BHI Trucking	$5,000,000	25	Eloy
Wright Asphalt	$1,300,000	20	Casa Grande
Totals	**$20.42B**	**18021**	**Pinal Co.**

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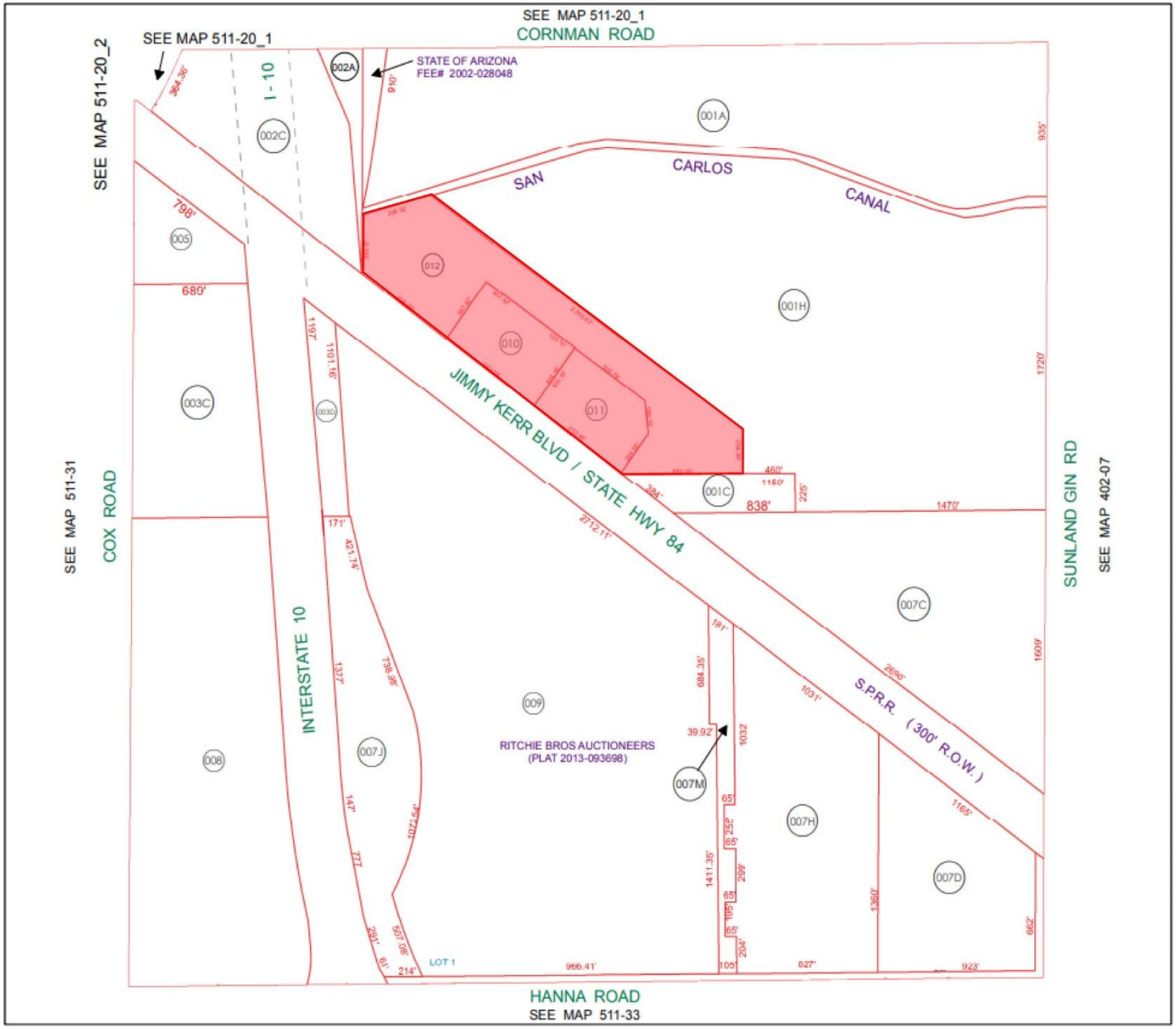
Casa Grande, AZ



BOOK - MAP

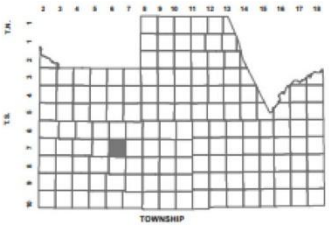
511-32

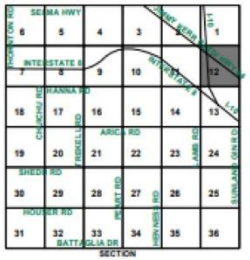
SEC. 12 T.07S. R.06E.

RITCHIE BROS AUCTIONEERS
2013-093698

LAWRENCE PROPERTY
2015-078586
AFF OF CORRECTION 2016-019098

LOCATION MAPS





Revised: 5/4/2016

By: YL

PINAL • COUNTY
wide open opportunity

Pinal County Assessor

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Insight Land & Investments

Zoning Permitted Uses

Table 17.16.030B

Business and Industrial Zone Uses

	B-1	B-2 B-3	B-4	I-1	I-2
Table 17.16.030B **Business and Industrial Zone Uses**					
	B-1	**B-2** **B-3**	**B-4**	**I-1**	**I-2**
A. Principally Permitted Uses					
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building			o	o	
Appliance sales, service		o	o		
Appliance repair			o		
Athletic clubs		o	o	o	
Automobile, boat or recreational vehicle sales, maintenance and rental		o	o	o	
Automobile repair service (major)				o	
Automobile repair service (minor)				o	
Bakery, Commercial				o	o
Bakery, Retail	o	o	o		
Banks and other savings and lending institutions	o	o	o		
Barber shop	o	o	o		
Beauty parlor	o	o	o		
Blueprint shop and photo processing		o	o	o	o
Bottling plant				o	o
Bowling alley			o	o	
Building material sales yard, including sand and gravel			o	o	
Bus terminals			o	o	
Business and office machine sales, service and repair shop		o	o	o	
Business, technical or vocational school			o	o	o
Cabinet shop and furniture manufacture				o	o
Candy and ice cream store	o	o			
Cigar and tobacco store	o	o			

Insight Land & Investments

Zoning Permitted Uses

Clothing and costume rental shop		o	o		
Commercial recreation			o		
Community center or meeting hall		o	o		
Contractors storage yard			o	o	o
Convenience food store with four or less pumps^^^	o	o	o		
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less		o	o		
Dancing or theatrical studio		o	o		
Deferred presentment company as defined in Section 17.12.415	o	o	o		
Delicatessen and catering establishment		o	o		
Dry cleaning and laundry establishment	o	o	o	o	
Electrical, electronic or electromechanic machinery manufacture				o	o
Equipment rental or storage yard			o	o	
Essential public service or utility installation	o	o	o	o	o
Exterminator shop			o	o	o
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way			o	o	o
Feed store, including yard			o	o	o
Fertilizer manufacture, subject to Section 17.36.030(Q)					o
Florist	o	o	o		
Food processing, not including meat packing				o	o
Frozen food locker			o	o	
Game rooms, pool halls		o	o		
Garden supply store		o	o	o	
General service uses including business, personal and professional service establishments		o	o		
General retail businesses engaged in direct sales to the ultimate consumer		o	o		
Grainery, elevator storage					o
Greenhouse			o	o	
Hospital		o	o		
Hotel or motel		o	o		
Ice and cold storage plant			o	o	o
Interior decorator's shop		o	o		
Impound yard			o	o	o
Laundromat, self service	o	o			
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted			o	o	o
Liquor store	o	o	o		
Lock and key shop		o	o		
Machine shop			o	o	o
Mail order catalog store		o	o		
Manufacture of pharmaceutical products and food products including soft drinks, but not including production of fish or meat products, sauerkraut, vinegar or rendering or refining of fats or oils				o	
Manufacturing					o
Manufacturing, light			o	o	o
Medical, dental or health clinic		o	o		
Marijuana dispensaries within the overlay area defined by § 17.52.610	o#	o#	o#	o#	o#

Insight Land & Investments

Zoning Permitted Uses

Marijuana uses				o#	o#
Monument sales and engraving shop			o	o	
Mortuary		o	o		
Museum		o	o	o	
Music studio		o	o		
Newsstand	o	o			
Offices	o	o	o		
Optician		o	o		
Pawn shop		o	o		
Photographic studio		o	o		
Printing and publishing house (including newspapers)			o	o	o
Private club, fraternity, sorority or lodge		o	o		
Product development and product testing activities				o	o
Public buildings	o	o	o	o	o
Public utility service yard			o	o	o
Radio and television studio		o	o	o	
Recycling center			o	o	o
Restaurant, greater than 3,500 square feet		o	o		
Restaurants of not more than 3,500 square feet, excluding convenience food restaurant	o	o	o		
Self-storage facility			o	o	o
Sexually oriented businesses subject to licensing requirements of Chapter 5.24		o	o	o	o
Shoe repair and shoe shine shop		o	o		
Swap meet, flea market			o	o	
Tavern, bar or lounge		o	o	o	
Taxidermist		o	o	o	o
Theatre, excluding drive-in theatre		o	o		
Theatre, drive-in			o		
Tire sales, repair and mounting			o	o	
Truck repairing and overhauling			o	o	
Truck stop			o	o	
Truck washing establishment			o	o	
Trucking yard terminal			o	o	
Upholstery shop			o	o	
Video arcade			o		
Video sales and rental		o	o		
Warehousing				o	o
Warehousing, limited (not to cover more than 40% of floor area)			o	o	o
Watch repair shop		o	o		
Wireless telecommunication facilities (See note below for height limitations)			o*	o**	o***
Large Single Retail Use and Large Multiple Use Shopping Centers, shall only be permitted at locations specified, and when developed in accordance with Section 17.40.020 of this Code.					
#Marijuana uses are subject to the restrictions set forth in Chapter 17.52, Article VII.					
^^^Convenience stores with four or less gas pumps shall meet the requirements set forth in Section 17.24.030.B.					

Conditionally Permitted Uses. Refer to conditionally permitted uses for the specific zone classification in question.

Permitted Accessory Uses. Refer to permitted accessory uses for the specific zone in question.

* Height is 35 feet or less.