

**±189
ACRES**



Industrial land for sale

SWC Anderson Road & Maricopa-Casa Grande Highway
±189 acres (divisible to ±40 acres)

Maricopa, Arizona



Jones Lang LaSalle Americas, Inc. License #: CO508577000

SWC Anderson Road & Maricopa-Casa Grande Highway



Property features

- ±189 acres (divisible to ±40 acres)
- PAD zoning, City of Maricopa
- Pinal county parcel #: 502-10-0020, 502-11-002B, 502-11-002A
- Adjacent to Union Pacific Rail line
- Adjacent to Ak-Chin Regional Airport
- Water and electricity available to the site
- Power: Electrical District 3
- Water: Private Franchise
- Sewer: Private Franchise
- Gas: Southwest Gas
- Cable: Orbital Communications
- Telephone: CenturyLink
- Immediate access to Maricopa Casa Grande Highway
- ±15 minutes (±9 miles) from the City of Maricopa
- ±18 minutes (±13 miles) from the City of Casa Grande
- Approximately 30 minutes to Greater Phoenix
- Approximately 1.5 hours to Tucson

Maricopa, AZ

- Strategically located between Phoenix and Tucson, Maricopa is poised for continued success
- Maricopa has a population of 48,064 with a median age of 35.22
- Over 35% of Maricopa residents have a college degree or higher

Why Central Arizona



- 45 minutes from Phoenix Sky Harbor and 90 minutes from Tucson international airports
- Well established multimodal transportation in road, rail, and air with direct routes to the Ports of Los Angeles and Long Beach
- Plentiful resources and raw materials for agriculture, aviation and aerospace technology, mining, and specialized manufacturing
- Extremely affordable municipal utilities
- Arizona offers a wide variety of economic incentives, including additional depreciation schedules, tax credits for quality jobs, a job training reimbursable grant program, foreign trade zones, and refundable income tax credits for renewable energy projects and research and development activities

