

Industrial land for sale
SWC Anderson Road & Maricopa-Casa Grande Highway

±189 acres (divisible to ±40 acres)



# 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

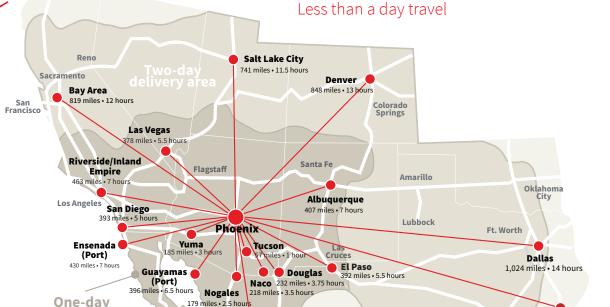
## Why Central Arizona



 45 minutes from Phoenix Sky Harbor and 90 minutes from Tucson international airports Regional accessibility

One-day population range: +30,000,000 Two-day population range: +83,000,000

Phoenix	40 miles	50 minutes
Tucson	82 miles	1.5 hours
San Diego	342 miles	5 hours
Las Vegas	345 miles	5.5 hours
Inland Empire	427 miles	7 hours
El Paso	399 miles	5.5 hours
Denver	895 miles	13 hours



Multi-modal access to key western U.S. markets

### For more information

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Hermosillo 353 miles • 6 hours



Houston Galveston

San Antonio 1,136 miles • 15.5 hours



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