



± 139,239 SF
AVAILABLE FOR IMMEDIATE LEASE

CENTRAL ARIZONA

2592 EAST HANNA ROAD • CASA GRANDE, ARIZONA

DISTRIBUTION CENTER

For more information, please contact:

MARK DETMER SIOR,CCIM
Executive Director
(602) 229-5971
mark.detmer@cushwake.com

JACKIE ORCUTT
Associate
(602) 229-5960
jackie.orcutt@cushwake.com

2555 East Camelback Road
Suite 300
Phoenix, Arizona 85016



CLARION PARTNERS



CUSHMAN & WAKEFIELD
Global Real Estate SolutionsSM

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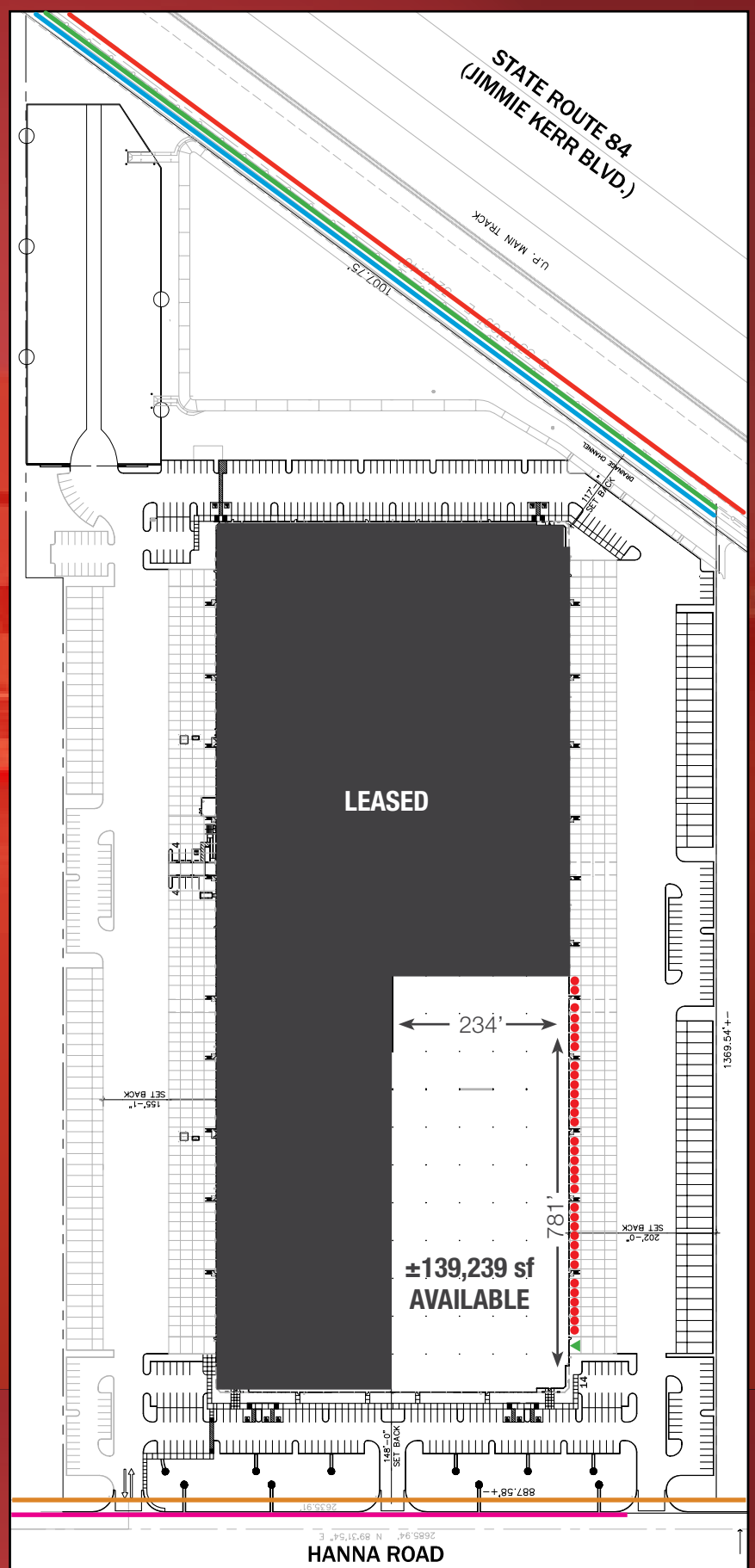
DISTRIBUTION CENTER

BUILDING FEATURES

- ±581,038 square foot (sf) building
- ±139,239 sf Available
- Spec Office Area: ±1,941 sf
- Divisible
- Minimum 30' clear height
- 33 dock doors
- 1 grade level ramp
- Trailer parking spaces available
- Skylights
- ESFR Sprinklers
- 6,000 Amps, 277/480v power
- 140' truck maneuverability (west)
- 200' truck maneuverability (east)
- 65' concrete aprons
- 52' x 46' column spacing

EXISTING UTILITIES

- 12" Sewer Line (City of Casa Grande)
- 16" Water Line (Arizona Water Company)
- 12KV and 69KV Power Lines (APS)
- Electric Conduit (APS)
- Voice/Data Conduit (Qwest)



DISTANCE FROM CENTRAL ARIZONA DISTRIBUTION CENTER TO:

PHOENIX, AZ:	50 MILES
TUCSON, AZ:	70 MILES
SAN DIEGO, CA:	345 MILES
LONG BEACH, CA:	422 MILES
NOGALES, AZ:	130 MILES
LAS VEGAS, NV:	345 MILES
EL PASO, TX:	383 MILES

DRIVE TIMES TO MAJOR CITIES

PHOENIX, AZ:	50 MINUTES
TUCSON, AZ:	60 MINUTES
SAN DIEGO, CA:	5.5 HOURS
LONG BEACH, CA:	7 HOURS
NOGALES, AZ:	2 HOURS
LAS VEGAS, NV:	6.5 HOURS
EL PASO, TX:	6 HOURS



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SITE FEATURES

- Located in Casa Grande, Arizona at the interchange of the I-10 & I-8 freeways
- Part of a ± 185-acres master-planned park
- High Growth Area
- Zoned I-1, Light Industrial, Casa Grande



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