

FOR SALE › COLD STORAGE  
DISTRIBUTION FACILITY

1000



GOLDEN EAGLE  
DISTRIBUTORS, INC.

## MAJOR PRICE REDUCTION

ASKING PRICE: \$4,450,000 or \$78.79/SF

### THE PROPERTY

1000 N JEFFERSON AVE | CASA GRANDE, AZ 85222

The property consists of a refrigerated bottle distribution plant featuring a large fenced yard, a 56,447 SF industrial building with 7,226 SF office, and two cold-storage warehouses measuring 33,451 SF and 15,770 SF. There is additional land for expansion.

**7,226 SF OFFICE AND 49,221 SF REFRIGERATED  
WAREHOUSE**



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## LOCATION

Located in the Thornton Industrial Park I, close to the intersection of Thornton Road and U.S. 84, the Gila Bend Highway. The property is located in Pinal County in the city of Casa Grande.

## SITE

- › ±9.57 acres
- › ±416,869 square feet
- › Rectangular in shape
- › The parcel numbers are 503-83-010A and 503-83-011\*

\*According to the Pinal County Assessor's Office

## THE AREA

Phoenix Mart, which is a portion of NALTEC (North American Logistics Trade and E-Commerce City), has the final plans into the City of Casa Grande for review of a 1.7 million square foot, multi-functional products center, which will be the first of its kind in North America. It will bring manufacturers and distributors together in one location for one-stop shopping. The total master-planned community is expected to be 585 acres, which initial plans include a hotel, 4 million square feet of support facilities and a hospital.

## FEATURES

- › Refrigerator storage distribution warehouse
- › 7,226 SF office
- › 15,770 SF cold storage
- › 33,451 SF cold storage
- › 56,447 SF total
- › Built 1989 and addition in 2007
- › ±8.27 acres of excess land
- › 3-½ miles from Interstate 8
- › 8-½ miles from the intersection of Interstate 8 and Interstate 10
- › I-1 zoning
- › Warehouse clear height 24-30 feet
- › 11 dock doors
- › 1.2/1,000 SF or 68 striped parking spaces; additional parking is available in unstriped areas
- › 2016 taxes \$80,125

## CONTACT ASSISTANT

- › Economic Development – Access Arizona
- › Electric – Arizona Public Service
- › Water – Arizona Water Company
- › Sewer – City of Casa Grande
- › Gas – Southwest Gas
- › Telephone – Century Link/Cox Communications



# PROPERTY PHOTOS



TRUCK CANOPY



CNG FUELING STATION



BOTTLE WAREHOUSE (NOT REFRIGERATED)



DRY STORAGE



DRAUGHT HOUSE (KEG STORAGE)



CONFERENCE ROOM



HOSPITALITY KITCHEN



LOBBY



SALES AREA DOCK DOOR



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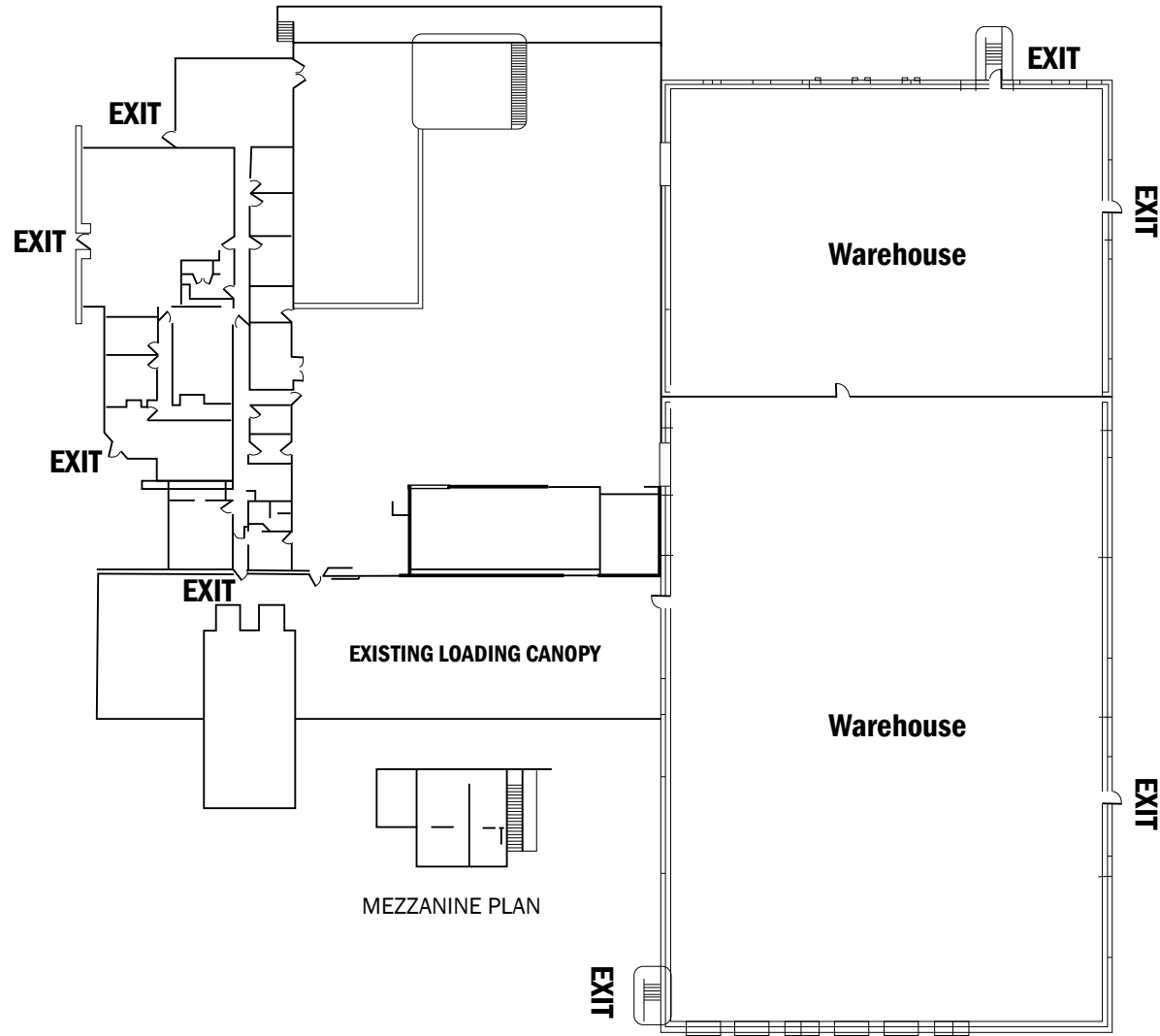
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# FLOOR PLAN



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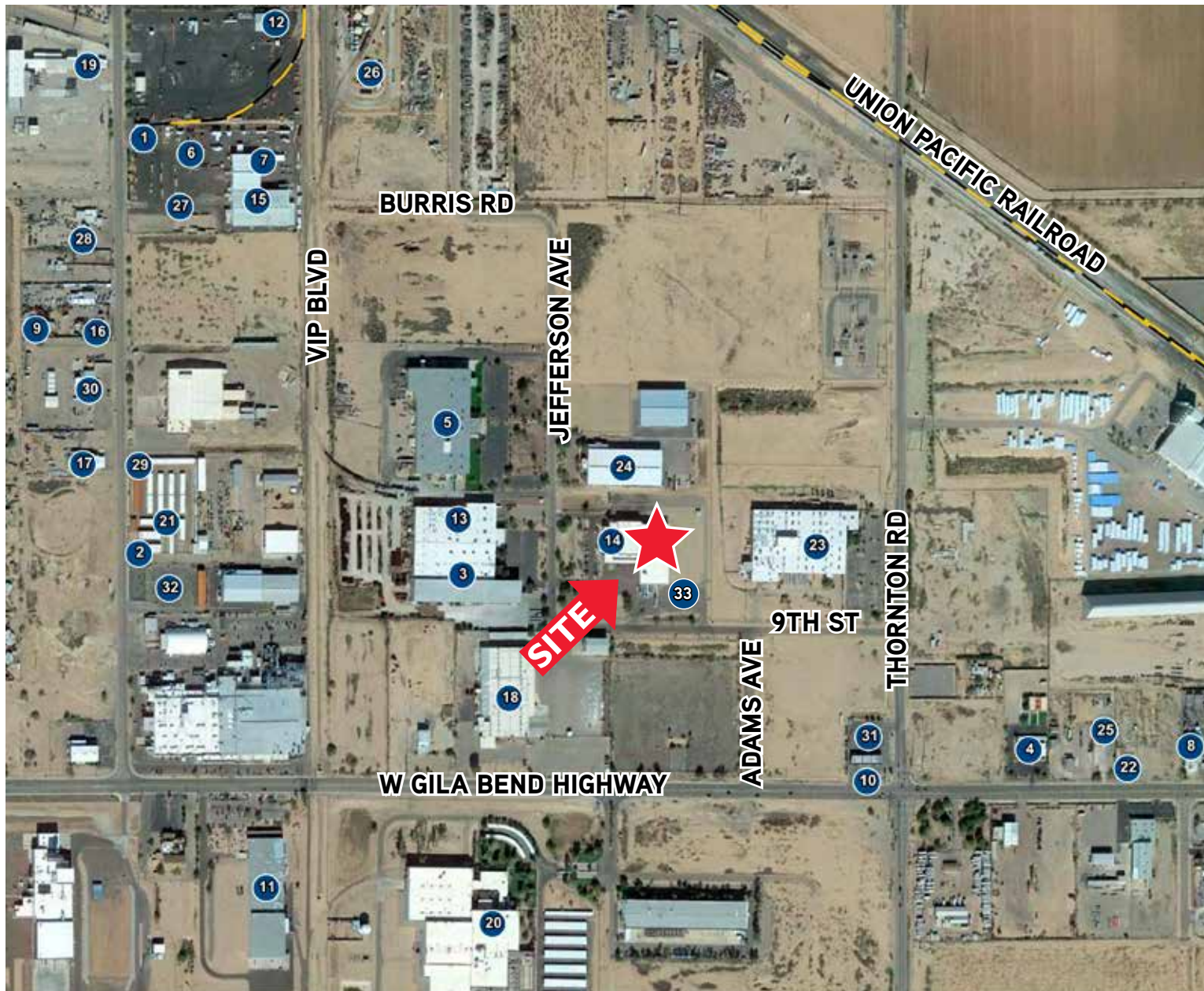
CUSHMAN &  
WAKEFIELD



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## SURROUNDING BUSINESSES

1	Alliance Trust
2	Bearing-Belt & Chain Inc
3	Bull Moose Tube Co
4	Calvary Chapel Of Casa Grande
5	Cardinal CG Co
6	Casa Grande Pumping Svc Inc
7	Casa Grande Rent A Can
8	Casa Grande Steetrods
9	Discount Container Svc
10	Express Stop
11	Franklin Foods
12	Glass Fiber Inc
13	Golden Corral Buffet & Grill
14	Golden Eagle Distributors
15	Hall Rick
16	Healthcare Medical Waste Svc
17	Helena Chemical Co
18	ITS Wire & Cable LLC
19	Jensen Precast
20	National Vitamin Co
21	NPL Construction Co
22	Praxair Distribution Inc
23	Price Industries
24	Pro Wall Building Products
25	Process Fabrication
26	Quality Liquid Feeds
27	Rent A Can
28	Rusty's Body Works
29	Seafab Metals Co
30	Star Service Auto Sales
31	SUBWAY
32	U-Haul Neighborhood Dealer
33	WEC Energy Group



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