INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

SHOVEL READY | NWC PETERS ROAD & FLORENCE STREET | CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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PROPERTY HIGHLIGHTS

PREMIER PROPERTY ACCESS

Property has easy access to Peters Road on the south, Ash Street to the north and Florence Street to the east. These streets are **strategically located** between Thorton Road to the west and Trekell Road to the east, both of which have full diamond interchanges off **I-8**.

FULL UTILITIES & POWER FLEXIBILITY

Served by **City of Casa Grande** sewer, **Arizona Water Company** for water, electric service available from **APS** and **Grandfathered Water Rights.**

SURROUNDED BY MAJOR MANUFACTURERS

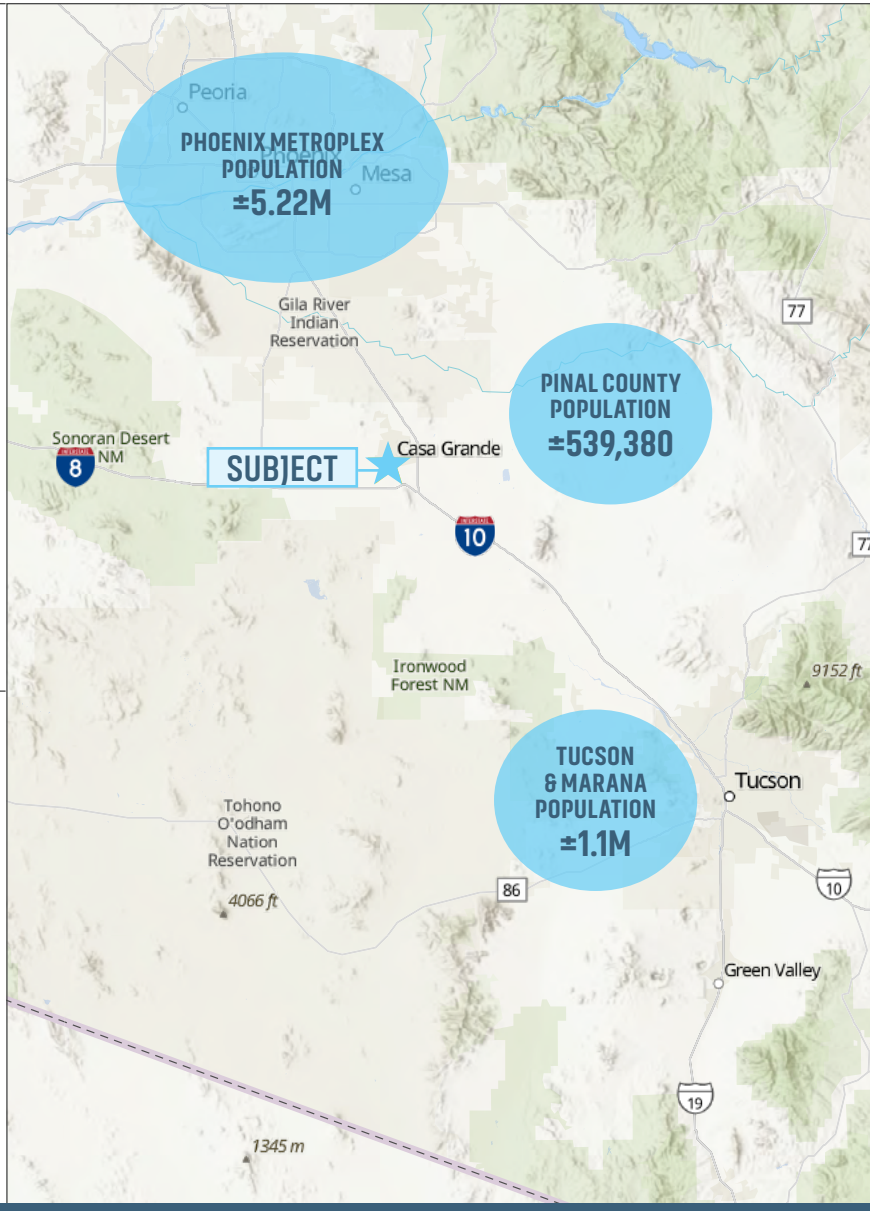
Minutes from **Lucid Motors, Kohler, Chang Chun Petrochemical**, and more than **12 semiconductor suppliers** operating in the Casa Grande market.

±68 ACRES, FULLY SHOVEL-READY & DIVISIBLE

Ready for immediate development with flexible parcel sizes to accommodate a variety of industrial users.

IN ONE OF ARIZONA'S FASTEST-GROWING INDUSTRIAL CORRIDORS

Located between Phoenix and Tucson with access to a large workforce, expanding infrastructure, and billions of dollars in ongoing industrial investment.



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZPinal298770 - 09.28.2026.

EXECUTIVE SUMMARY

LOCATION
The Property is located at the northwest corner of Peters Road & Florence Street in Casa Grande, Arizona.

LOT SIZE
±68.83
(Divisible)

PRICE
Submit

ZONING
±49 acres
(507-12-013E) zoned I-2
±20 acres
(507-12-013F) zoned I-1

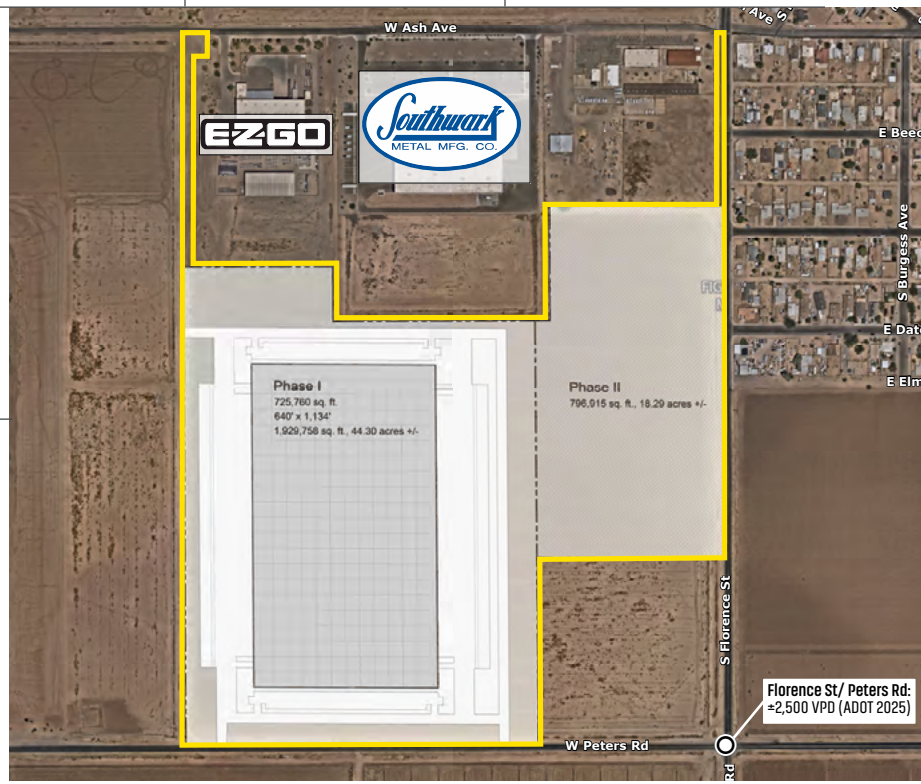
TAXES
$59,400.26
(2025)

PARCELS
507-12-013E
507-12-013F

IRRIGATION
San Carlos Irrigation District
Please click here to view the Water Rights

GENERAL PLAN
Manufacturing/Industry

TECHNOLOGY CORRIDOR
Be a Part of the Technology Hub - Casa Grande Tech Corridor



DUE DILIGENCE
Please click here to view the Due Diligence material
Offsite/Onsite Improvement Estimates

ECONOMIC GROWTH
More than 27k New Jobs Coming to Pinal County
Click here to view new jobs

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SEMICONDUCTOR SUPPLY CHAIN

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tsmc 1 hr 15 mins | 75 miles

intel 40 mins | 30 miles

NRS Logistics

SUNLIT

CCP 長春集團 CHANG CHUN GROUP

TSC 崇越科技

kanto

LCY

SOLVAY

CSI

JHGASES AIR PRODUCTS

Property located
in the heart of the
Casa Grande Semiconductor Ecosystem

Subject

W Maricopa-Casa Grande Hwy
N Bianco Rd
N Candlestick Dr
W Clayton Rd
N Burris Rd
W Main Ave
Casa Grande
W Cottonwood Ln
E Kortsen Rd
N Trekell Rd
N Peart Rd
ARIZONA 387
ARIZONA 84
ARIZONA 287
S Ethington Rd
W Peters Rd
S Montgomery Rd
S Corrales Rd
S Thornton Rd
S Chuichu Rd
E 2nd St
W Earley Rd
W Jimmie Kerr Blvd
W Selma Hwy

0 0.25 0.5
Miles
u09-24-26
298770-107395 02-03-26

SEMICONDUCTOR SUPPLIERS

Air Products
Website

Size: ±11,987 sq ft (Phase 1) | **Jobs:** ±75 employees
Capex: ±$100M
Purpose: To produce zero-carbon/ green liquid hydrogen for transportation markets.
Future: Unknown

Chang Chun Group Petrochemical
Website

Size: ±109,346 sq ft (Phase 1) | **Jobs:** ±209 employees
Capex: ±$300M
Purpose: To manufacture ultra-pure/ electronic-grade chemicals used in semiconductor wafer fabrication.
Future: Continued phase buildout up to about ±540,000 sq ft, and continued rail developments.

CSI (Chemical Strategies Inc.)
Website

Size: ±70k to 100k sq ft | **Jobs:** ±50 employees
Capex: $10M to $14M
Purpose: Act as a chemical distribution and third-party logistics hub.
Future: As of early 2026, there are no announcements as to a projected timeline for construction.

Jheng He Gases
Website

Size: ±20 acres of land | **Jobs:** ±57 employees
Capex: ±$1.628M (land acquisition cost)
Purpose: To produce electronic-grade special gases, food-grade gases, and support gas supply system construction.
Future: Presence remains unestablished and conceptual.

Kanto PPC
Website

Size: ±50 acres of land | **Jobs:** ±161 employees
Capex: ±$120M (Phase 1), ±500M at full buildout
Purpose: To produce ultrapure hydrochloric acid, ammonium hydroxide and other chemicals.
Future: Production is scheduled to begin in late 2027. The site is designed to grow into a full semiconductor chemical campus, with plans to potentially incorporate a sulfuric acid recycling system.

LCY Electronic Materials
Website

Size: ±80,000 sq ft (Phase 1) | **Jobs:** ±100 employees
Capex: ±$100M
Purpose: To manufacture high-grade isopropyl alcohol (IPA) and other electronic-grade chemicals.
Future: Unknown

NRS Logistics
Website

Size: ±69,000 sq ft | **Jobs:** ±50 employees | **Capex:** ±$90M
Purpose: Act as a specialized chemical & gas logistics hub that stores and distributes hazardous/controlled semiconductor and EV battery materials.
Future: 2nd Phase adding rail infrastructure & temperature-controlled storage areas.

Solvay
Website

Size: ±625 acres of land | **Jobs:** ±25 employees
Capex: ±$60M
Purpose: To produce electronic-grade hydrogen peroxide to clean silicon wafers.
Future: As of March 2024, Solvay has paused the plan after losing chips act funding.

Sunlit
Website

Size: ±40 acres of land | **Jobs:** ±300 employees
Capex: ±$9.2M (land acquisition cost)
Purpose: To manufacture ultra-pure hydrofluoric acid
Future: Positioned as a growth site with multi-phase potential and to use in transloading and tying in for Union Pacific Rail access.

TSC (TopCo Scientific)
Website

Size: ±31 acres of land | **Jobs:** ±150 employees
Capex: ±$2.6M (land acquisition cost)
Purpose: To distribute and store specialty chemicals, electronic materials, and photolithography materials.
Future: Unknown

Estimated Industry Job Count at Full Buildout: ±1,177

8 of these 10 land transactions were facilitated by Kirk P. McCarville & Trey Davis from the Land Advisors Organization

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CORPORATE NEIGHBORS

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AMENITIES

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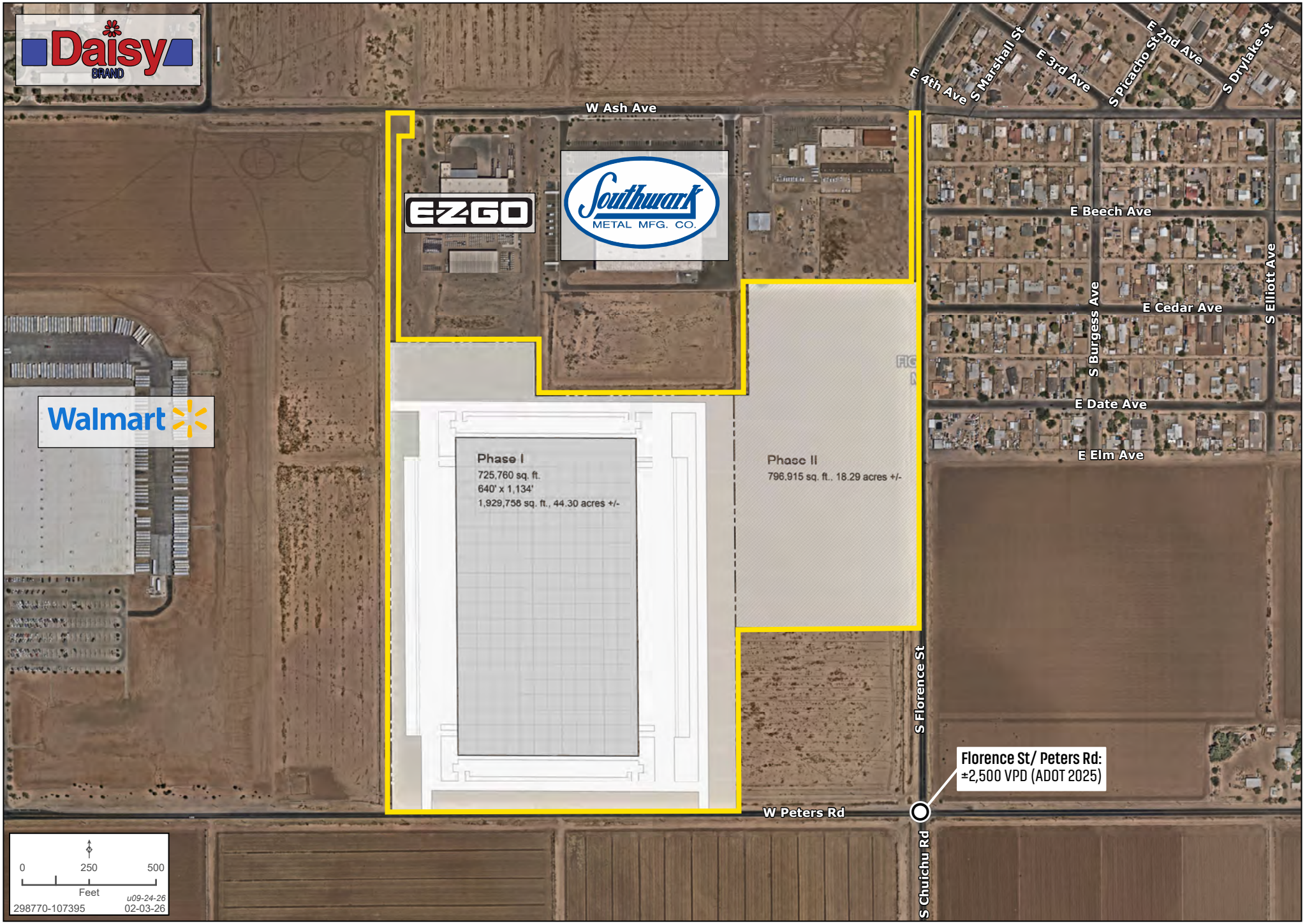


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DETAIL | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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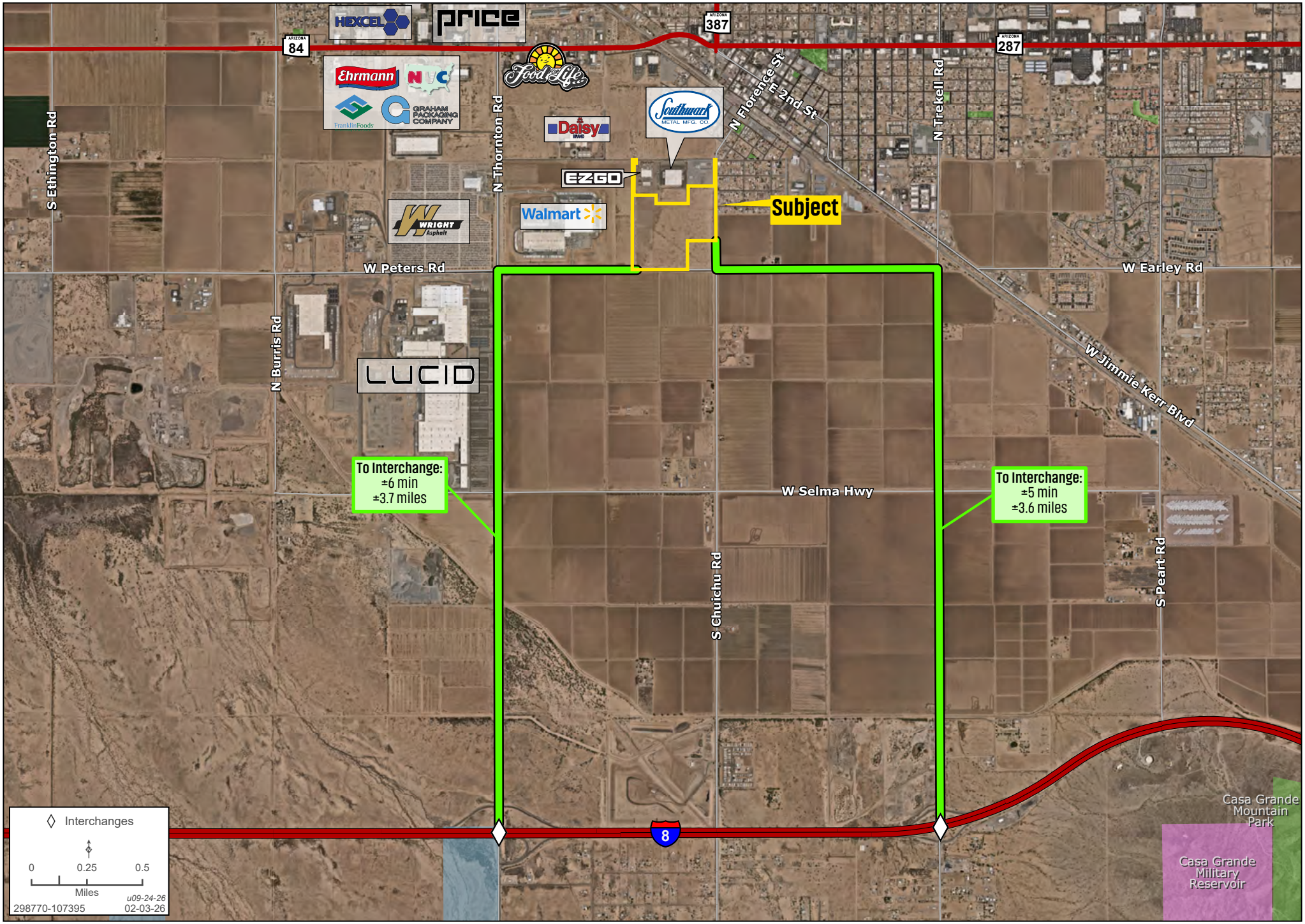


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DISTANCE TO INTERCHANGE | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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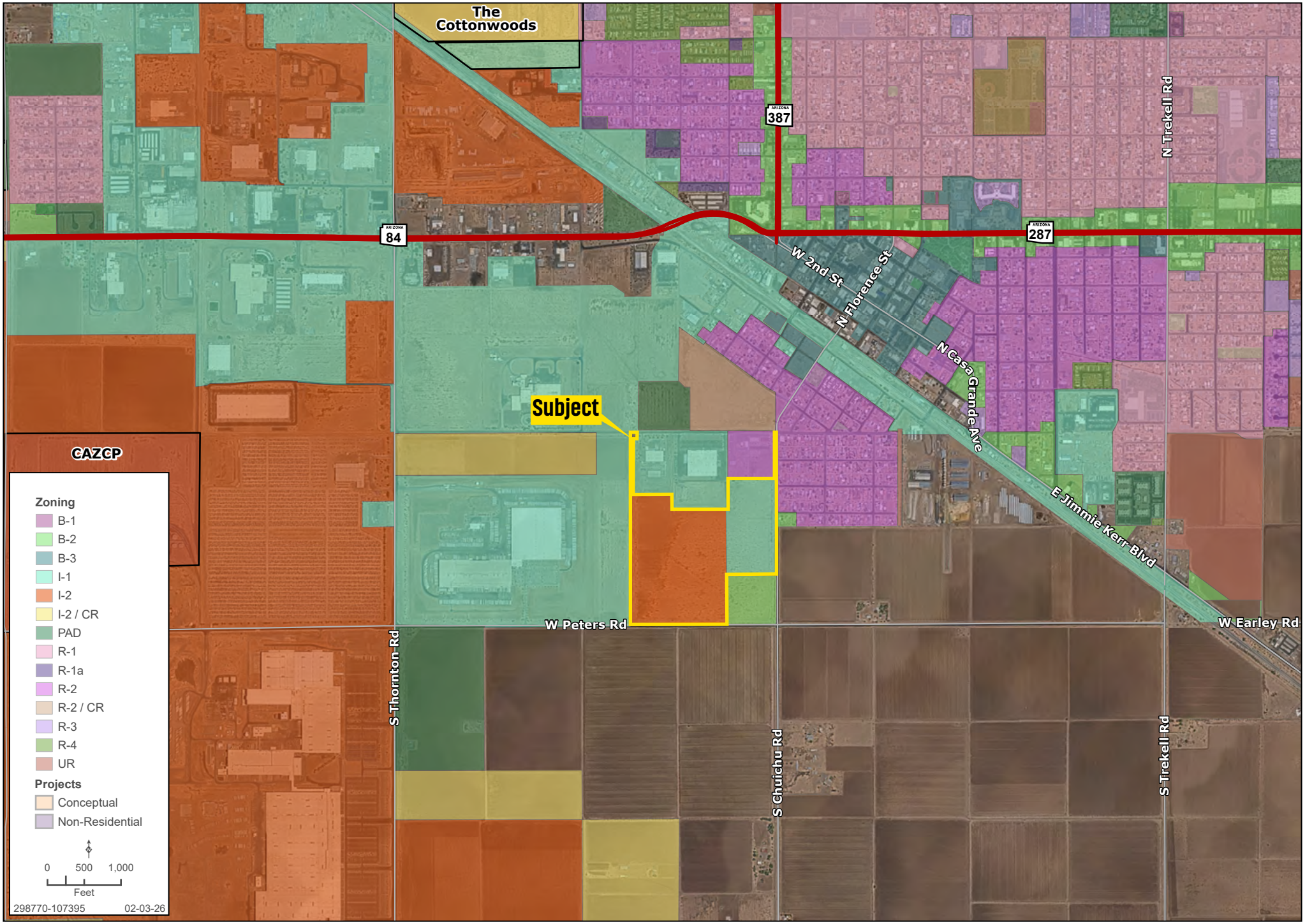


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CITY ZONING | INDUSTRIAL LAND WITH APPROVED PLANS AVAILABLE

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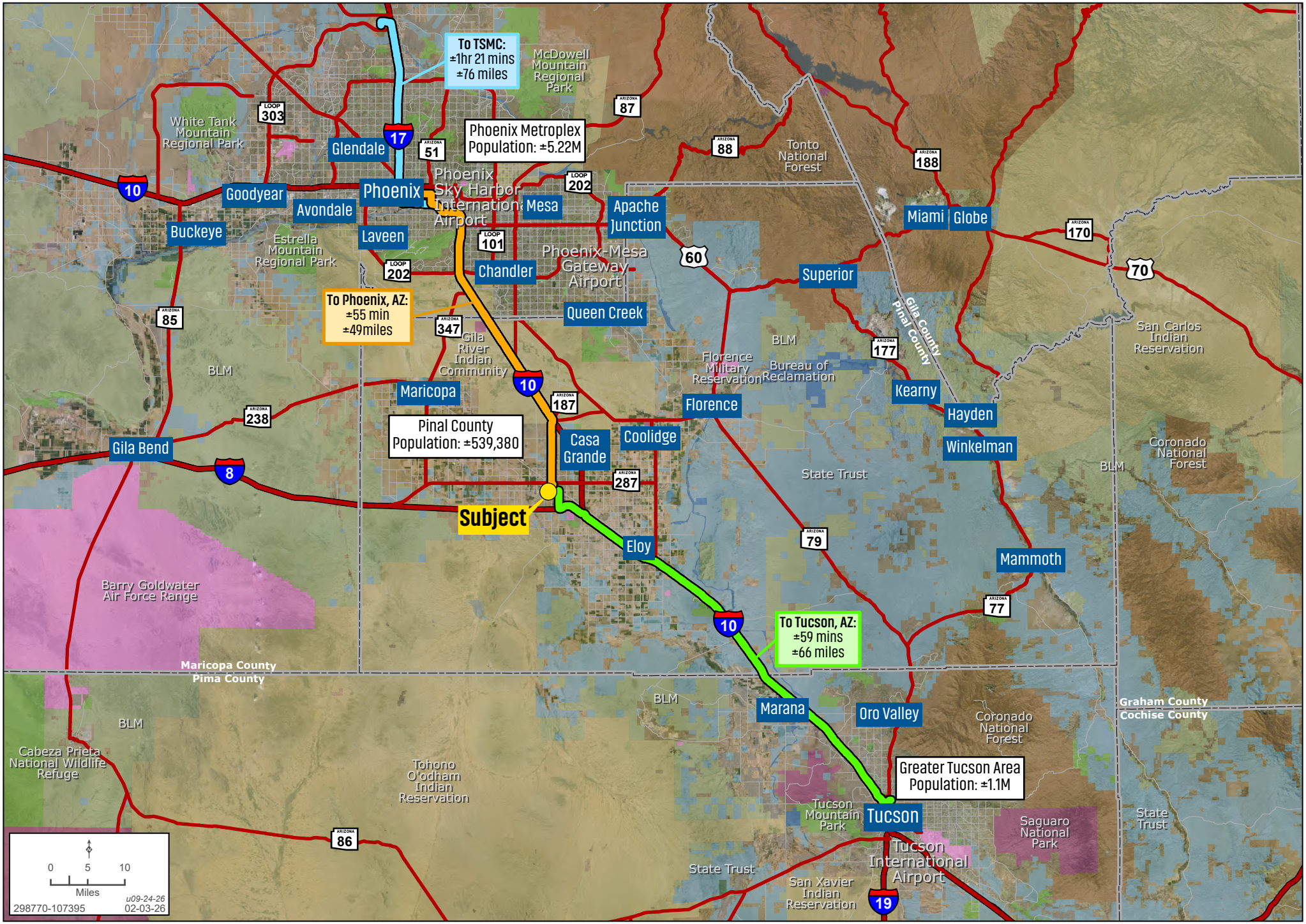


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PROXIMITY

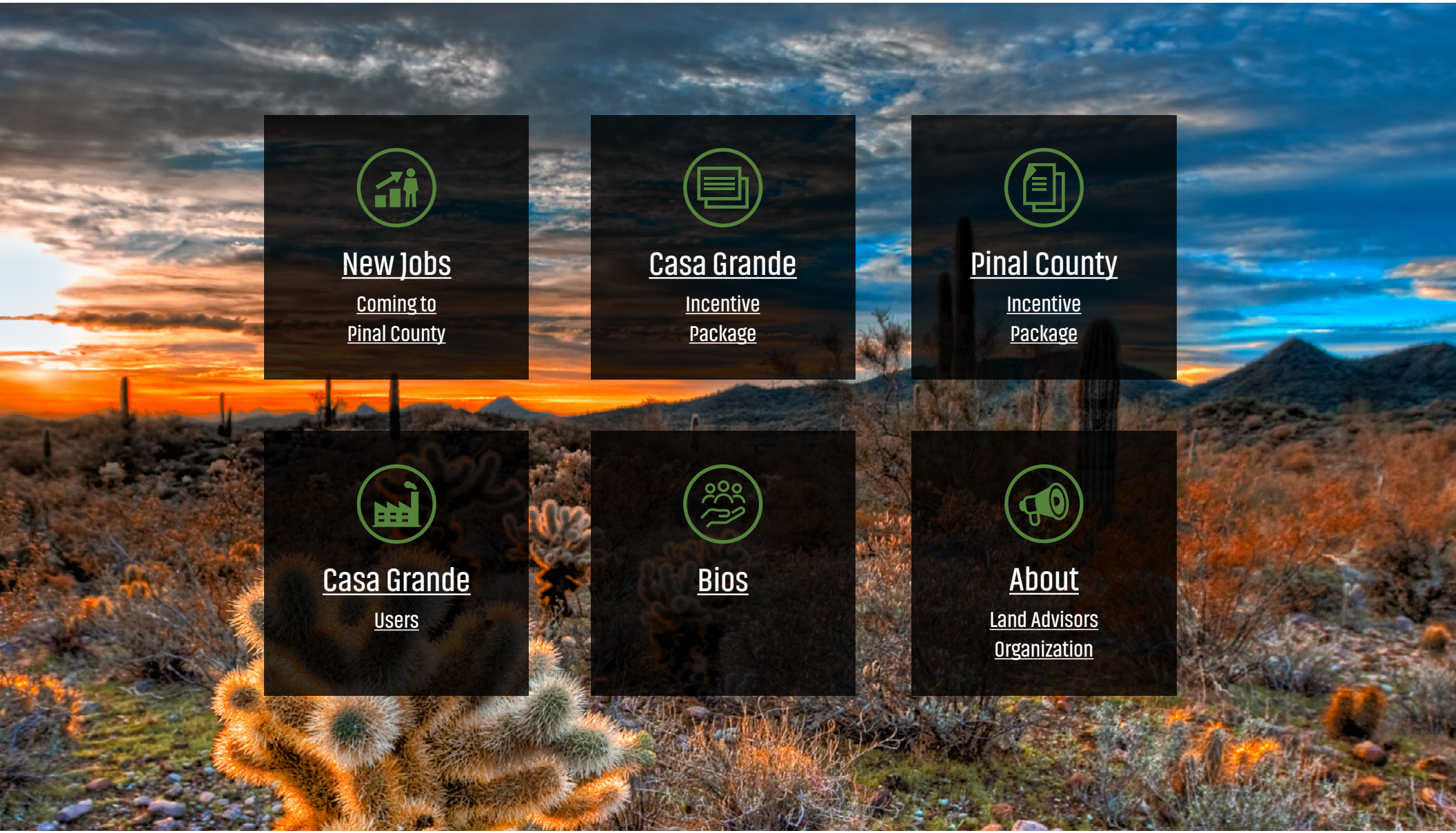
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PINAL COUNTY HIGHLIGHTS | CLICK THE LINKS BELOW FOR MORE INFORMATION



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