

W/NWC HWY 84 & BURRIS ROAD | CASAGRANDE, ARIZONA

Subject

LUCID

CONTACT FOR MORE INFORMATION

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ARCO
CONSTRUCTION



Land Advisors[®]
ORGANIZATION

520.251.0348 | LandAdvisors.com

PROPERTY HIGHLIGHTS



PREMIER PROPERTY ACCESS

Positioned just west of northwest corner of **Hwy 84 & Burris Rd**, the property is in a prominent area of industrial development, with frontage to a major highway in Casa Grande.



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.



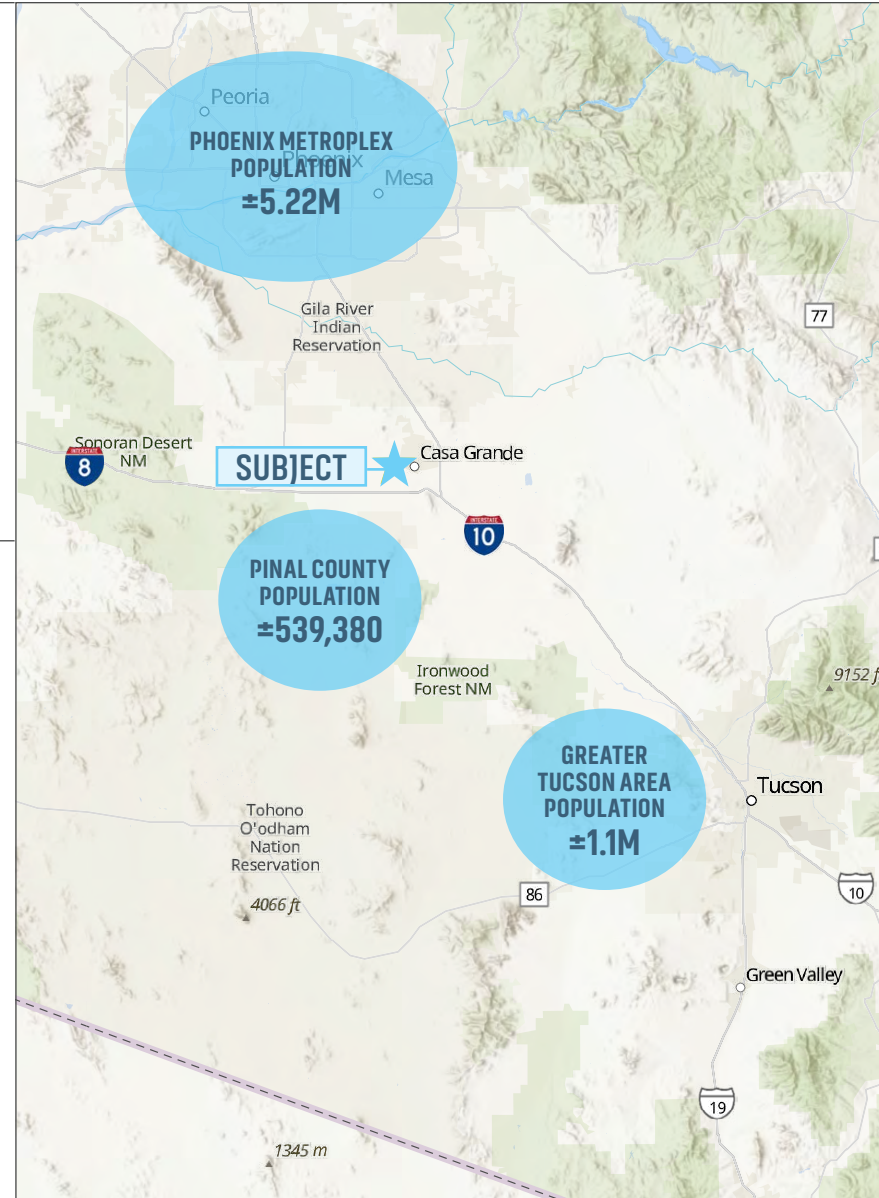
≈67.20 ACRES, FULLY SHOVEL-READY & DIVISIBLE

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



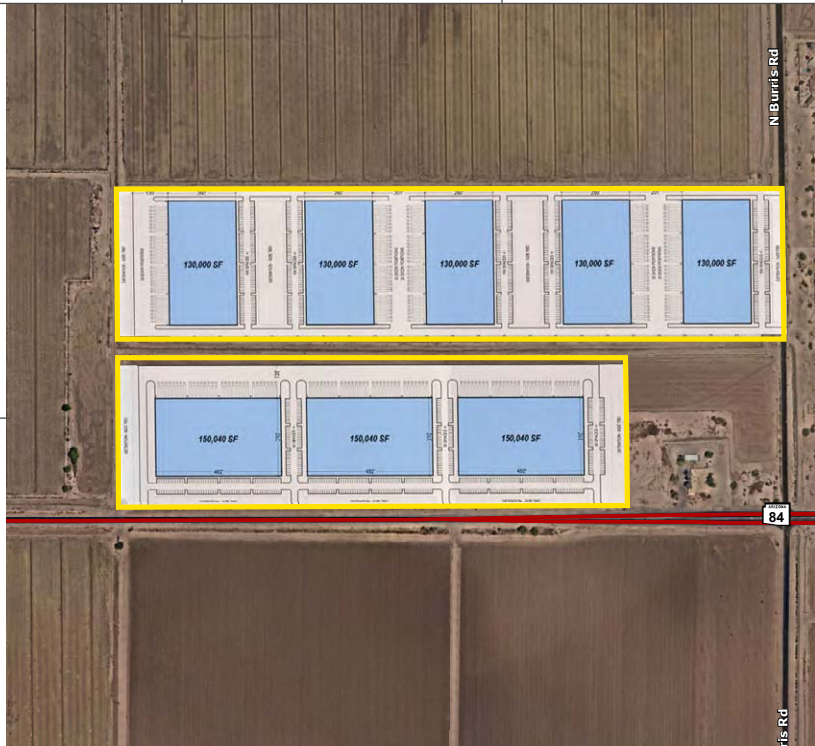
IN ONE OF ARIZONA'S FASTEST-GROWING INDUSTRIAL CORRIDORS

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



EXECUTIVE SUMMARY



 LOCATION The Property is located just west of the northwest corner of Hwy 84 & Burris Road in Casa Grande, Arizona.	 LOT SIZE ±67.20 <i>(Smaller Lots Available)</i>	 PRICE Submit	 ZONING I-2, City of Casa Grande	 TAXES \$6,355.70 <i>(2025)</i>	 PARCELS 503-45-007D 503-45-007C
 INDUSTRY USES Heavy Industrial (I-2) Zoning, Manufacturing, Logistics, and High-Intensity Industrial Uses	 IRRIGATION San Carlos Irrigation District Please click here to view Water Rights	 TECHNOLOGY CORRIDOR Be a Part of the Technology Hub - Casa Grande Tech Corridor			
 CAPITAL ADVANTAGES Eligible for new market tax credits. Located in the Arizona Commerce Authority Opportunity Zone. Please click here for more information.	 ECONOMIC GROWTH More than 27k New Jobs Coming to Pinal County Click here to view new jobs				

SEMICONDUCTOR SUPPLY CHAIN

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | Peter Mani | 480.483.8100 | landadvisors.com



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.

JHGNSES

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

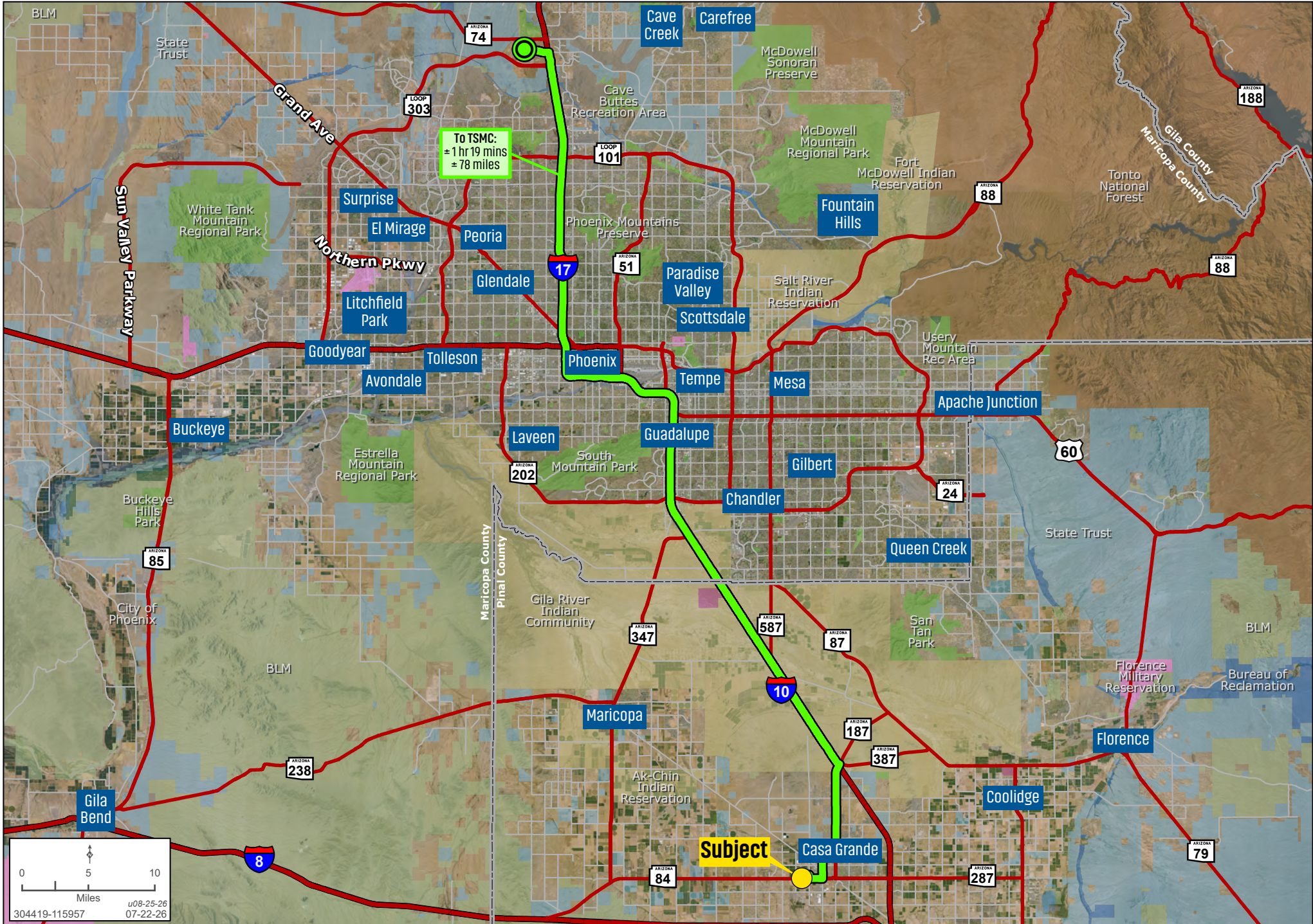
8 of these 10 land transactions were facilitated by Kirk P. McCarville & Trey Davis from the Land Advisors Organization

CORPORATE NEIGHBORS

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | Peter Mani | 480.483.8100 | landadvisors.com



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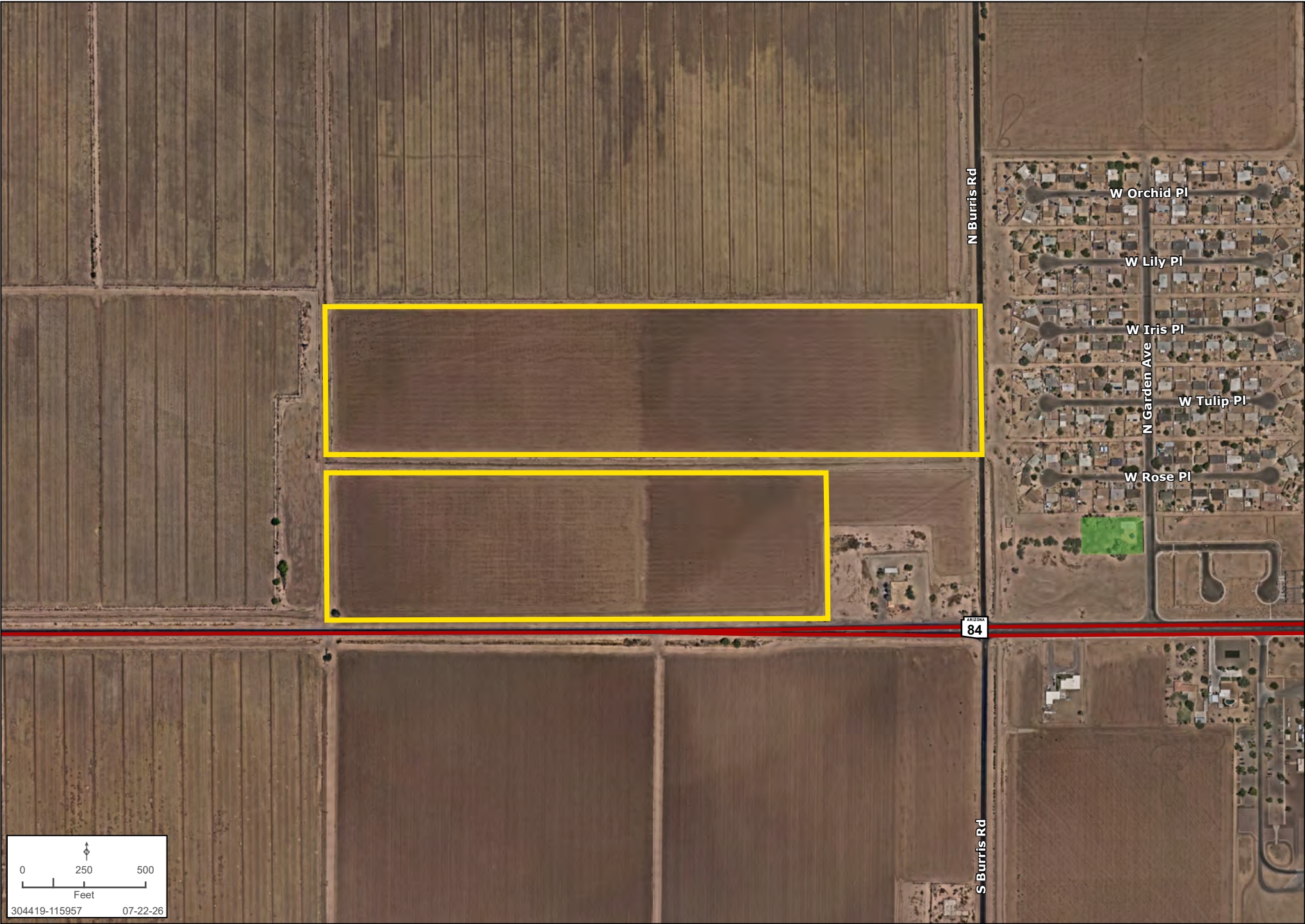
AMENITIES

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DETAIL

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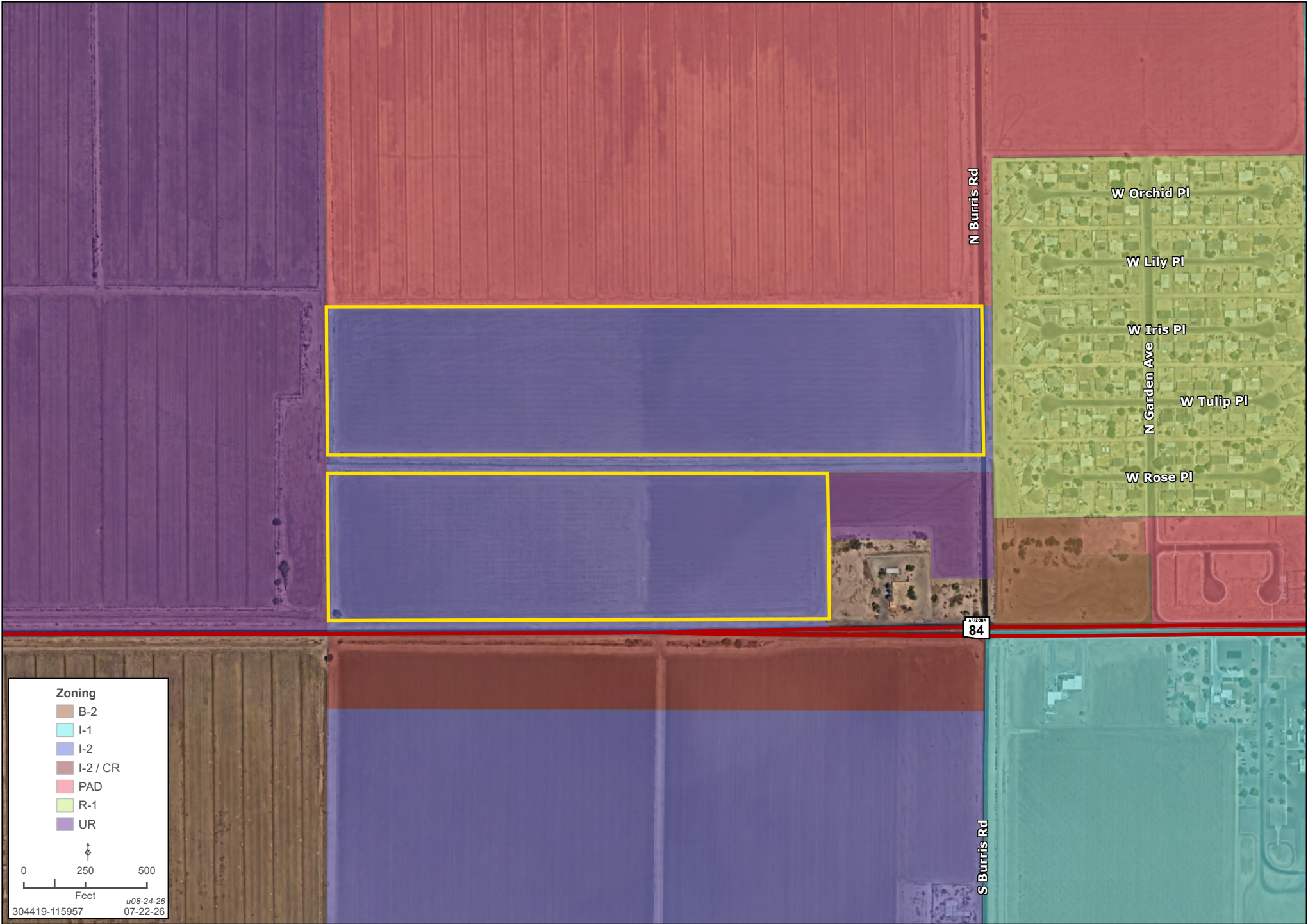
CONCEPTUAL SITE PLAN

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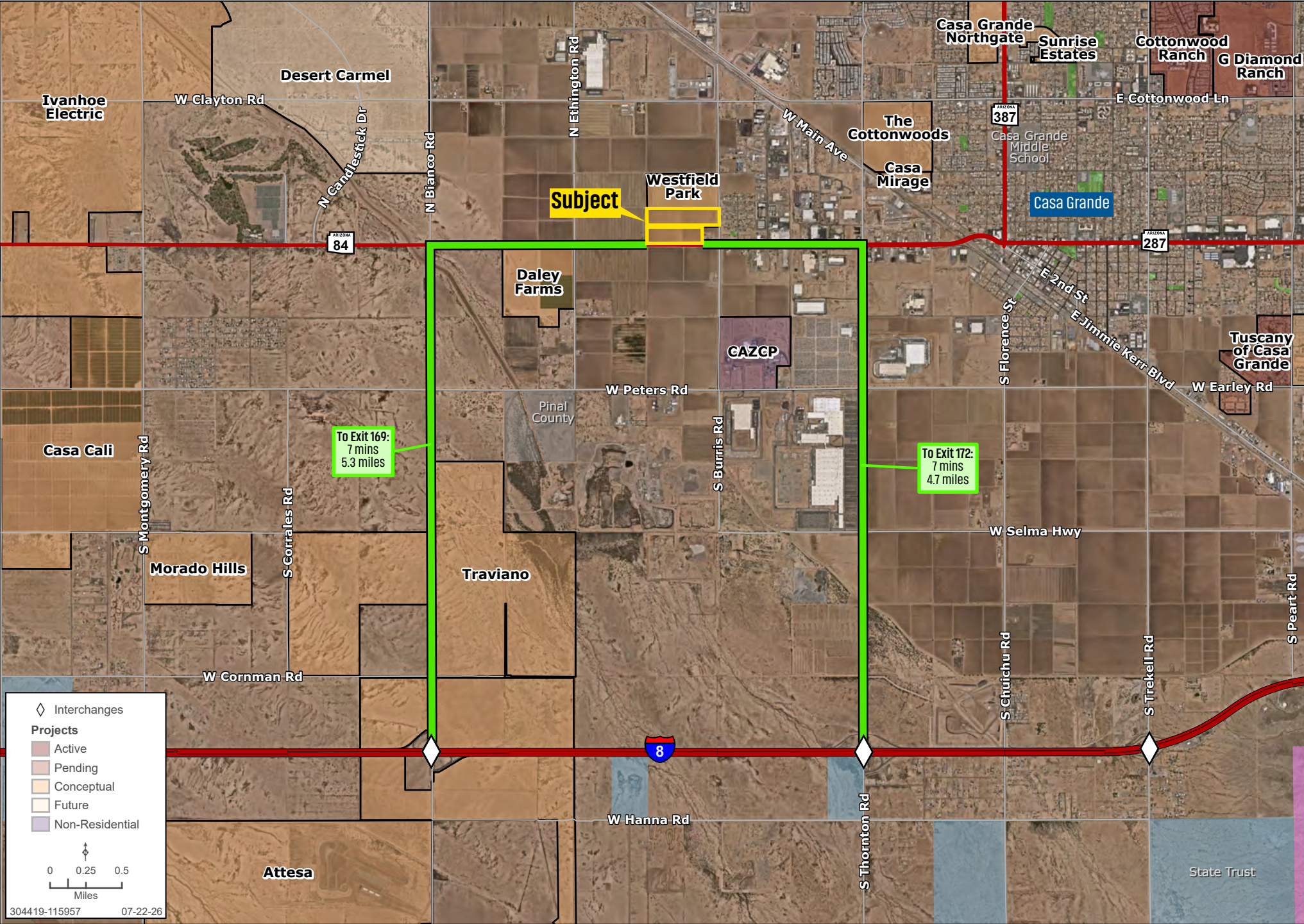
ZONING

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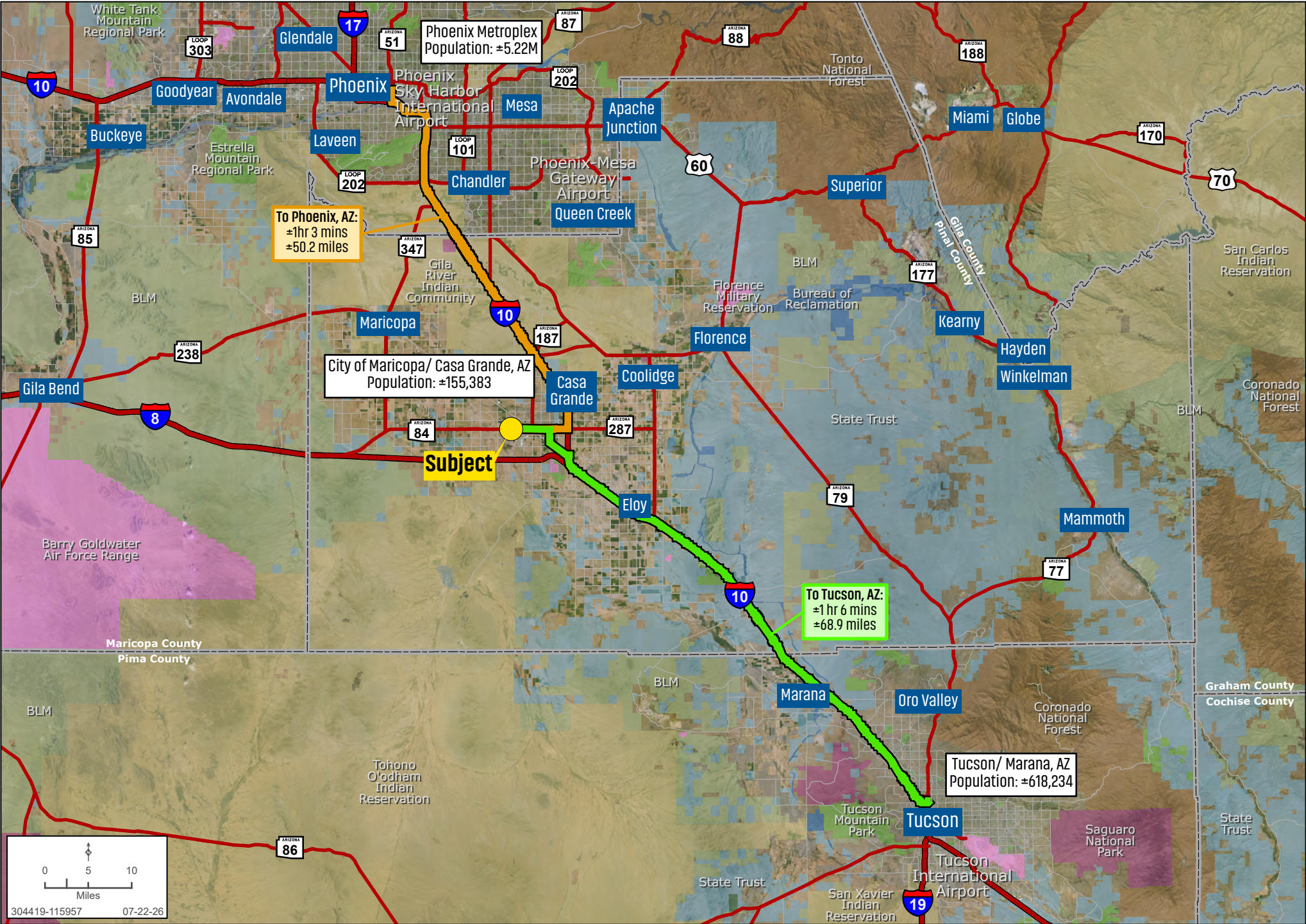
DISTANCE TO NEAREST INTERCHANGES

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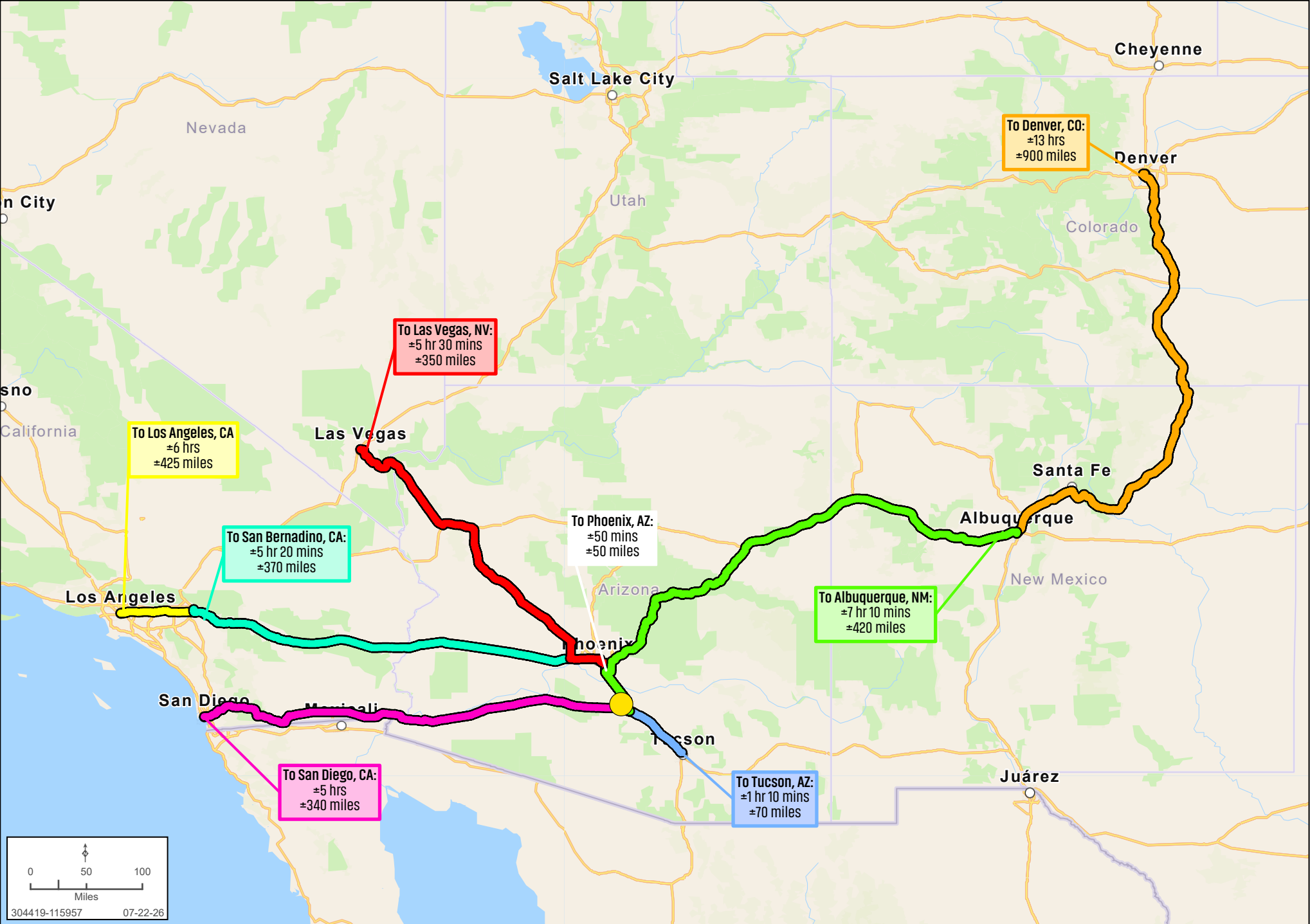
DISTANCES TO PHOENIX AND TUCSON

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REGIONAL DRIVE TIMES

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PINAL COUNTY NEW JOBS

ESTIMATED AMOUNT OF JOBS AT FULL BUILDOUT

Company	# of Jobs
Lucid	6,120
Air Products	75
Kohler	500
Wright Asphalt	20
Southwark Metals	16
Kanto Chemical Corp	161
LCY	100
CCP	209
Solvay	25
LG	2,800
P&G	500
National Gypsum	100
Jing He Gasses	57
Ivanhoe Electric	3,000
NRS Logistics	50
Green Bay Packaging	120
Exceptional HC	50
Osterkamp Trucking	30
BHI Trucking	25
Cirba Solutions	110
Hudbay Mine	3,000 construction (7-10 years) - 400 After Full Buildout
Sunlit Chemical	300
Clark Pacific	250
Stinger Bridge and Iron (Expansion)	100
Procter and Gamble	500
Pitney Bowles CG	300
Project Stainless	50
Engineered Foam Packaging	200
Chlorum Solutions	50
Chemical Strategies	50
Kingdom Way Group	250
SRP Project Marigold	1000+ construction, 100 full time
TopCo Scientific	150
TOTAL	±27,068

PINAL COUNTY HIGHLIGHTS

CLICK THE LINKS BELOW FOR MORE INFORMATION



New Jobs

Coming to
Pinal County



Casa Grande

Incentive
Package



Pinal County

Incentive
Package



Casa Grande

Users



Bios



About

Land Advisors
Organization

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