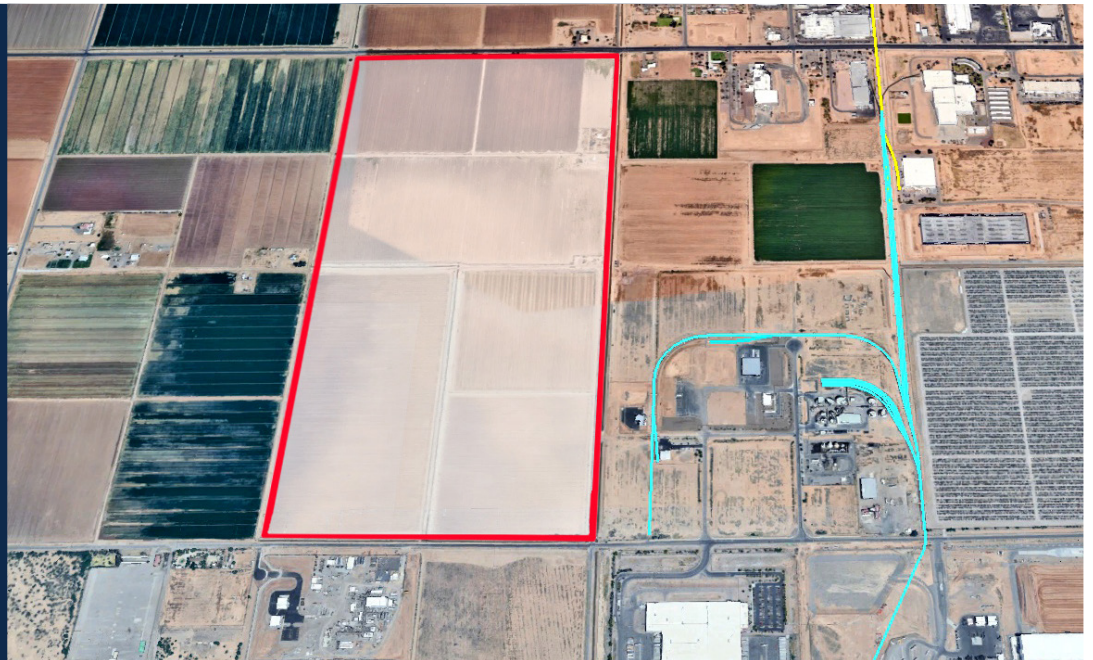




RAIL-READY SITE

PINAL COUNTY, ARIZONA

► BARNES SITE

366 S. Burris Road | Casa Grande, Arizona 85193

PROPERTY DETAILS

- Eligible for new market tax credits
- Included in the Arizona Commerce Authority Opportunity Zone
- Development-ready industrial site adjacent to SVR for direct rail access
- Ideal for advanced manufacturing, automotive, bulk logistics, transload, and industrial users
- Positioned within the rapidly expanding Casa Grande industrial corridor between Phoenix and Tucson
- Immediate access to Arizona's primary freight corridor, I-10
- Large contiguous acreage with flexible site configuration and expansion capacity
- Build-to-Suit Opportunities

PROPERTY HIGHLIGHTS

ACRES

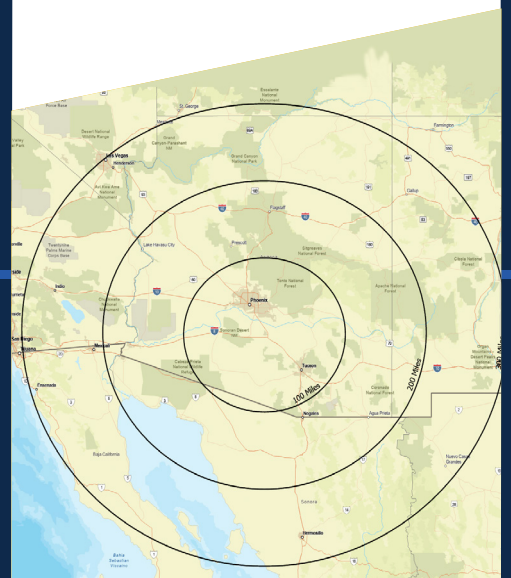
320 +/-

SITE TYPE

Industrial

ZONING

I-2



PINAL COUNTY

LOCATION DETAILS

Strategically located in the heart of Arizona's Sun Corridor, Casa Grande provides exceptional access to major markets throughout the Southwest. Positioned between the Phoenix and Tucson metropolitan areas along Interstate 10, the city offers direct connectivity to regional and national supply chains. Key destinations including Phoenix, Tucson, Las Vegas, Southern California, and the U.S.-Mexico border are within a day's drive, while Union Pacific rail service provides efficient freight access to domestic and international markets.

Casa Grande is home to a rapidly expanding advanced manufacturing and logistics sector, with strengths in semiconductors, electric vehicle production, aerospace, food processing, distribution, and renewable energy. This diverse industrial ecosystem gives businesses access to a growing network of suppliers, customers, transportation infrastructure, and a skilled workforce, making it an ideal location for rail-served industrial development.

TRANSPORTATION ACCESS



AIRPORTS

Tucson International Airport - 78 Miles

Phoenix Sky Harbor

International Airport - 47 Miles



RAIL CONNECTIONS

Union Pacific



HIGHWAY

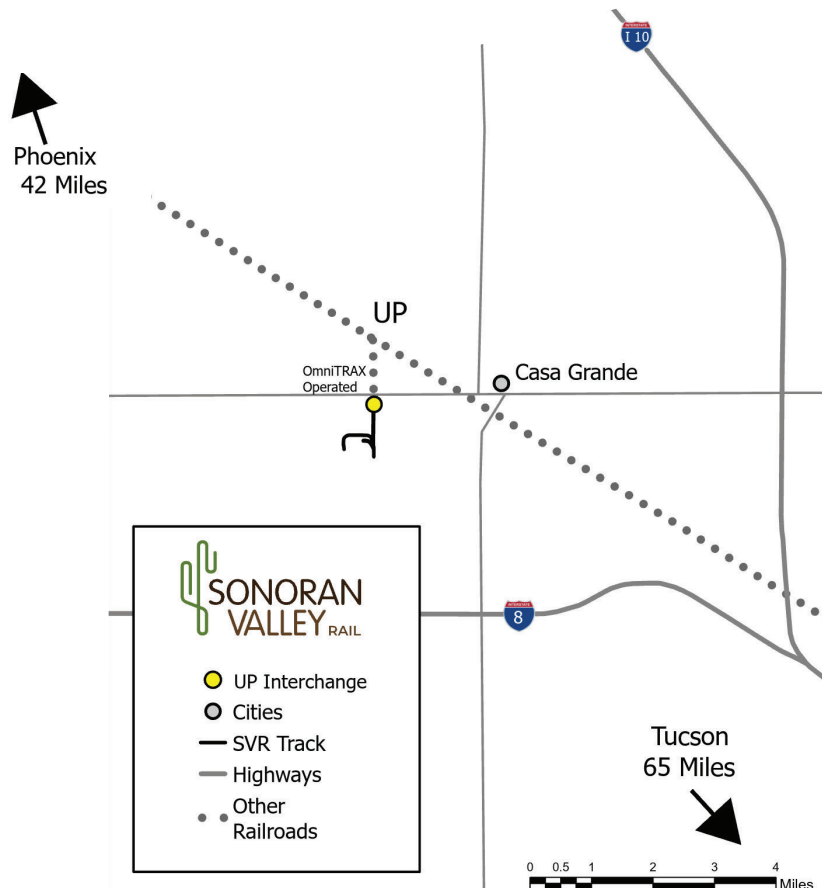
I-10 - 7 Miles

I-8 - 6 Miles

SR 84 - 1 Mile

SONORAN VALLEY RAIL

CASA GRANDE, ARIZONA



LET'S TALK CONTACT US



ASHLEY WOLFE

DIRECTOR, ECONOMIC & INDUSTRIAL DEVELOPMENT

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 720-799-3906

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