



Airport
adjacent

Industrial land for sale

ESEC Anderson Road & Peters and Nall Road
±20 acres

Maricopa, Arizona



EMMERON ENTERPRISES^{LLC}
LAND INVESTMENT & BROKERAGE

Jones Lang LaSalle Americas, Inc. License #: C0508577000

ESEC Anderson Road & Peters and Nall Road



Property features

- ±20 acres
- Heavy industrial zoning (CI2), City of Maricopa
- Pinal county parcel #: 502-47-006A
- Adjacent to Ak-Chin Regional Airport
- Property taxes: ±\$2,100 / year
- Water and electricity available to the site
- Power: Electrical District 3
- Water: Private Franchise
- Telephone: Orbitel
- Immediate access to Maricopa Casa Grande Highway (±1.2 miles)
- ±15 minutes (±9 miles) from the City of Maricopa
- ±18 minutes (±13 miles) from the City of Casa Grande
- Approximately 30 minutes to Greater Phoenix
- Approximately 1.5 hours to Tucson

Maricopa, AZ

- Strategically located between Phoenix and Tucson, Maricopa is poised for continued success
- Maricopa has a population of 48,064 with a median age of 35.22
- Over 35% of Maricopa residents have a college degree or higher

Why Central Arizona

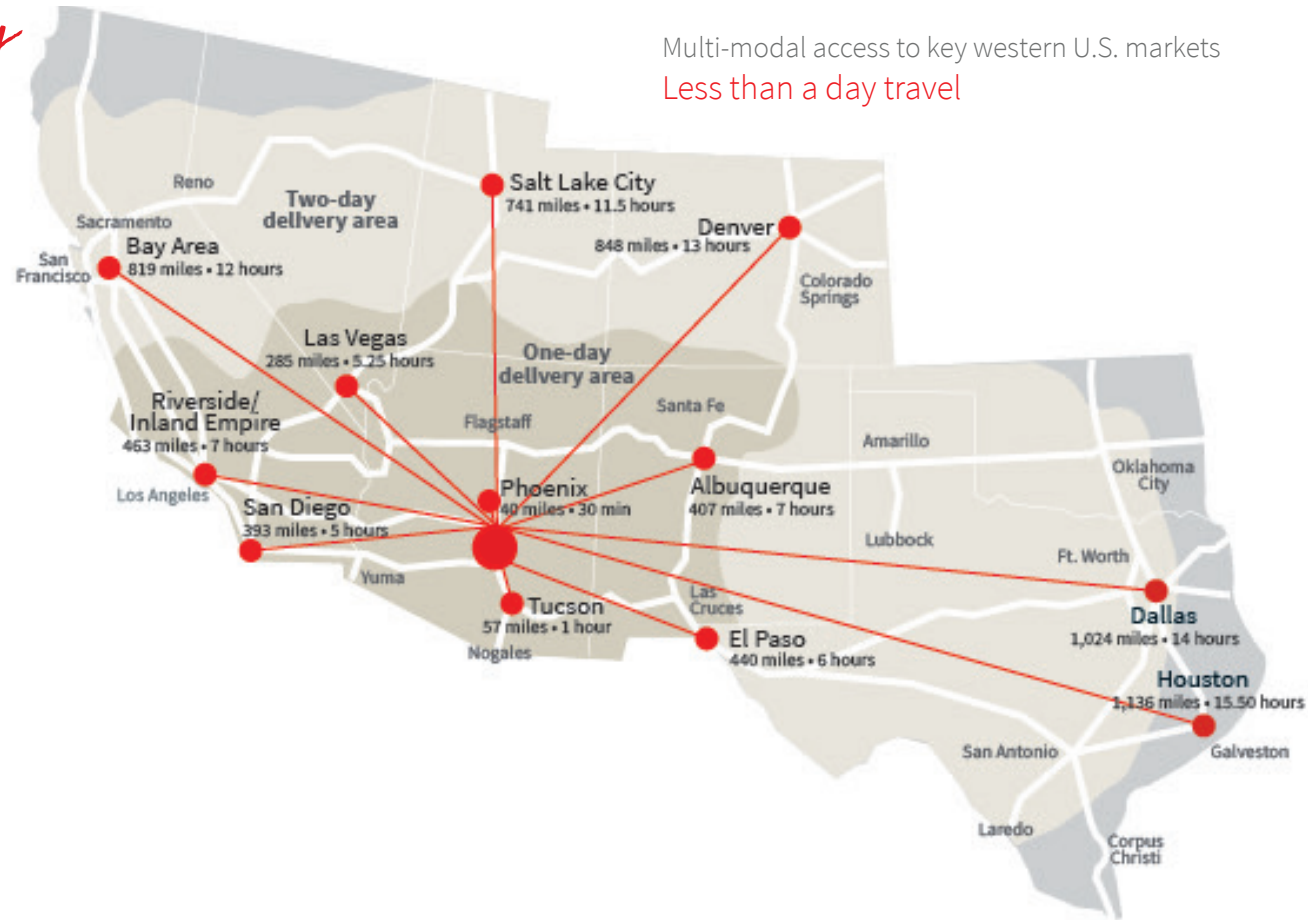


- 45 minutes from Phoenix Sky Harbor and 90 minutes from Tucson international airports
- Well established multimodal transportation in road, rail, and air with direct routes to the Ports of Los Angeles and Long Beach
- Plentiful resources and raw materials for agriculture, aviation and aerospace technology, mining, and specialized manufacturing
- Extremely affordable municipal utilities
- Arizona offers a wide variety of economic incentives, including additional depreciation schedules, tax credits for quality jobs, a job training reimbursable grant program, foreign trade zones, and refundable income tax credits for renewable energy projects and research and development activities

Regional accessibility

One-day population range: +30,000,000
 Two-day population range: +83,000,000

Phoenix	40 miles	50 minutes
Tucson	82 miles	1.5 hours
San Diego	342 miles	5 hours
Las Vegas	345 miles	5.5 hours
Inland Empire	427 miles	7 hours
El Paso	399 miles	5.5 hours
Denver	895 miles	13 hours



Multi-modal access to key western U.S. markets
 Less than a day travel

For more information

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