

# ETHINGTON & 84

**EXCLUSIVE LISTING | +/- 146.72 ACRES | INDUSTRIAL**

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**TLA**  
THE LAND AGENCY



# EXECUTIVE SUMMARY

## LOCATION

SWC of Hwy 84 & Ethington Rd. Casa Grande, AZ

## SIZE

+/- 146.72 AC

## ZONING

I-2 Industrial

## GENERAL PLAN

Manufacturing/Industry

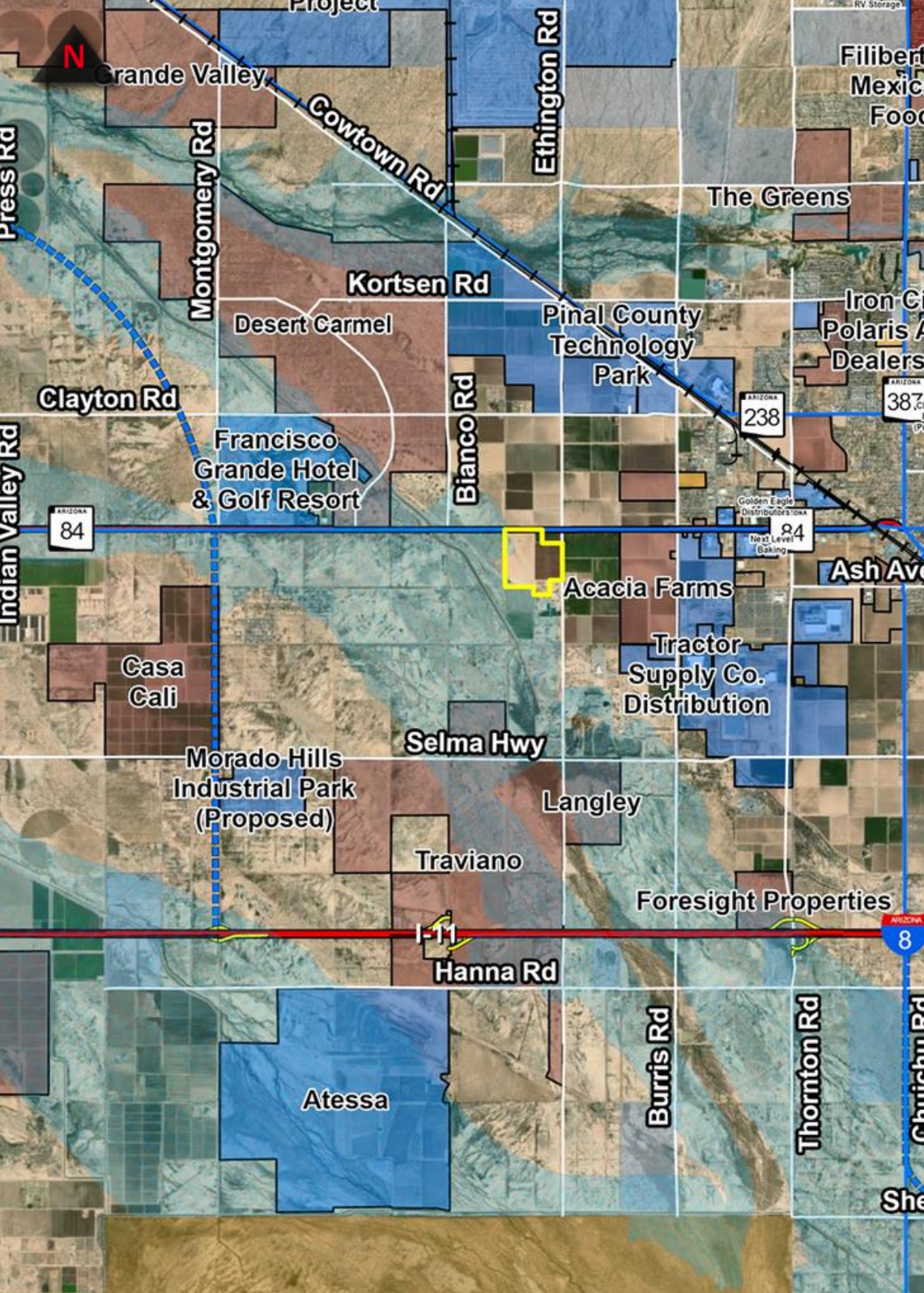
## UTILITIES

Water - Arizona Water Company (located east at Burris Rd)  
Sewer - City of Casa Grande (located east at Burris Rd)

## COMMENTS

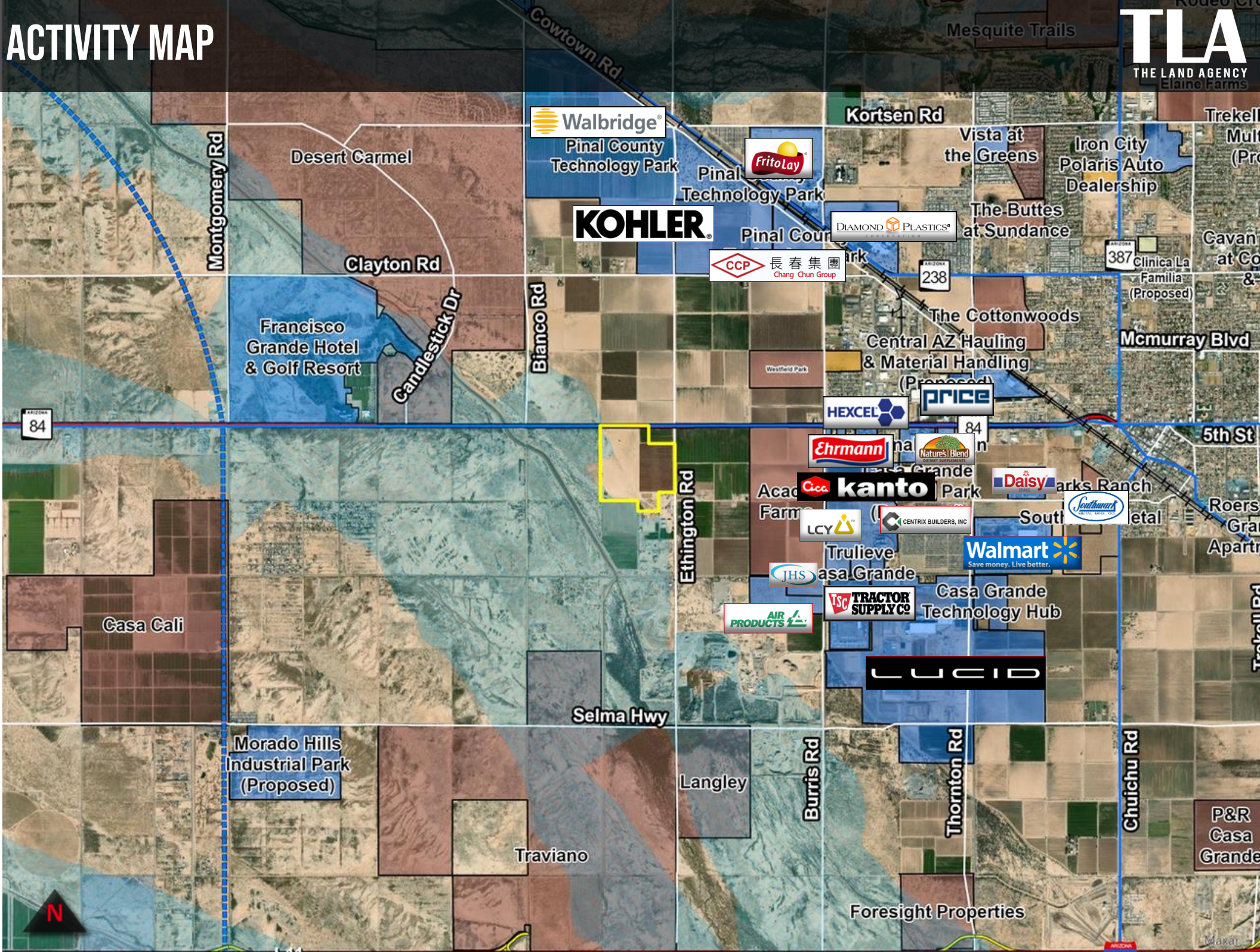
The property has frontage on HWY 84 and is minutes from the I-10 and the 238. Located within minutes of Lucid and a myriad of other industrial users, Casa Grande will support a mixed use, employment, and/or industrial general plan amendment. Property is partially in agricultural. There are sewer and water lines 1 and 1/2 miles east of the property at Hwy 84 & Burris Rd. A small portion of the property is impacted by the FEMA floodplain designation AE.

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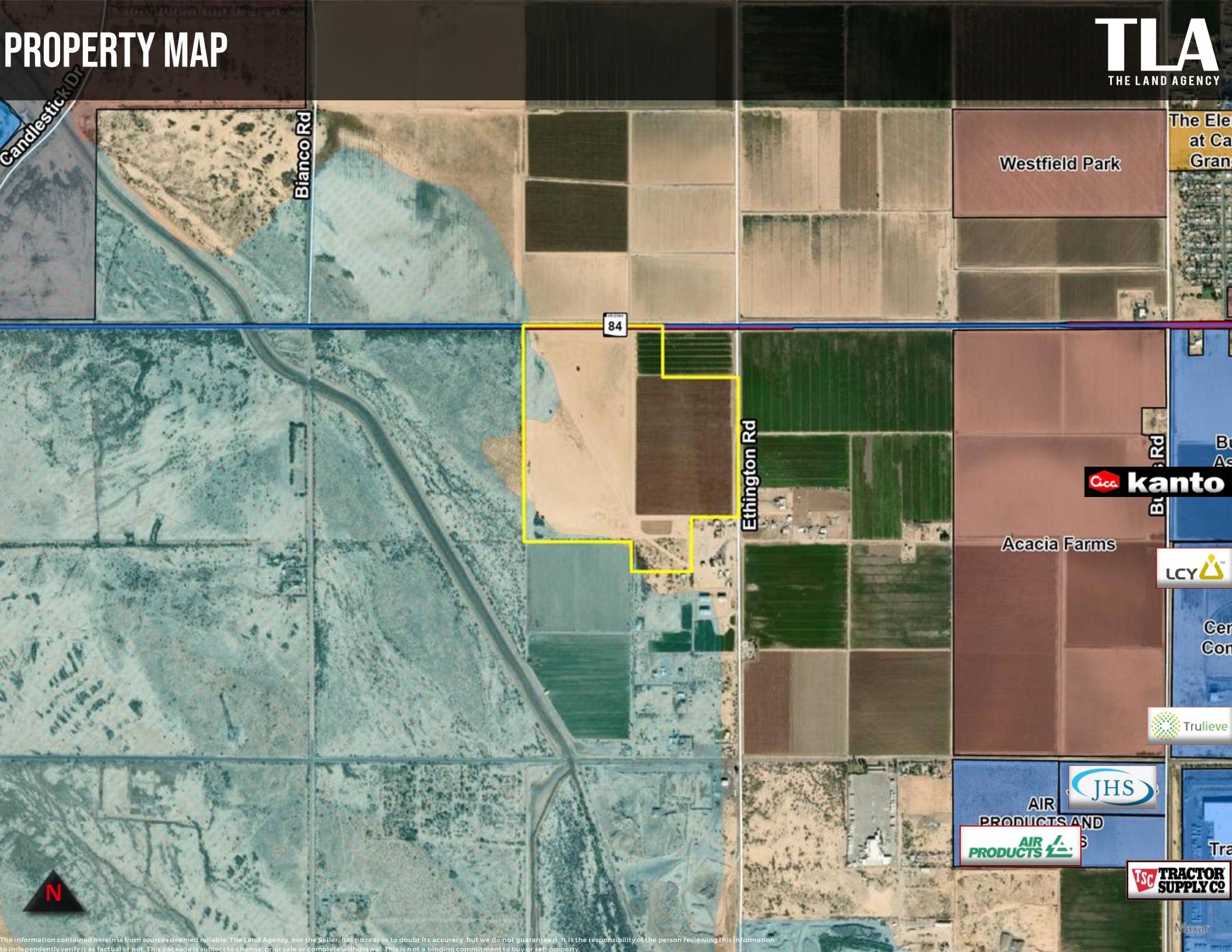
# ACTIVITY MAP





# PROPERTY MAP

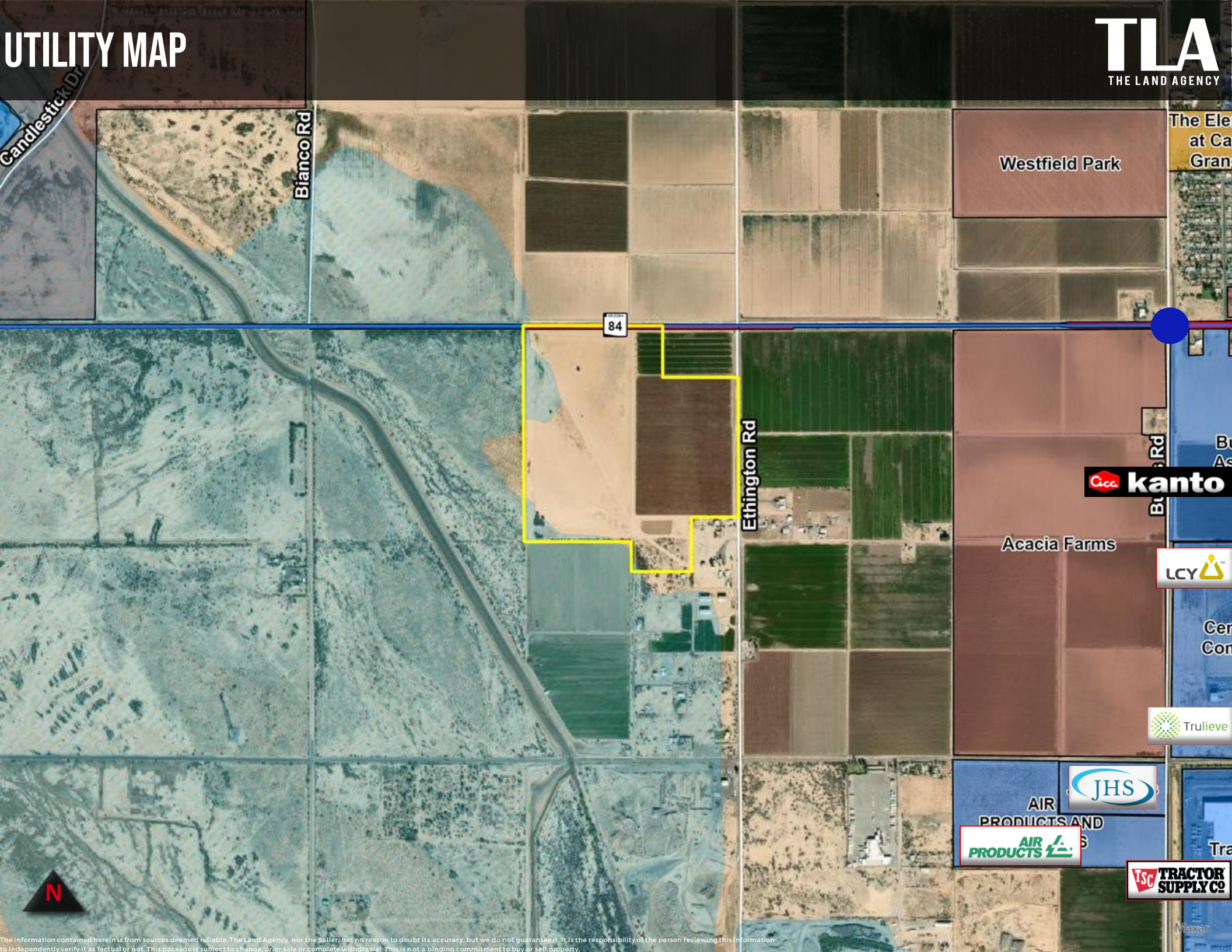
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# UTILITY MAP





# CLOSE UP MAP



# INDUSTRIAL GROWTH

**LUCID**

“ THE LUCID FACTORY will include four phases in total, with completion of final phase planned in 2028. The square footage of the factory will expand from 999,000 square feet to 5.1 million square feet ”

Source: Inside EVs

**KOHLER**

“ Kohler has broken ground on their \$300 million dollar facility in Casa Grande. The 1 million square foot building which is being constructed on a 216 acre site will manufacture Sterling Vikrell bath & shower fixtures ”

Source: PHX Business Journal



**長春集團**  
Chang Chun Group

“ Chang Chung Group, direct supplier to TSMC will begin construction on a 540,000-sf plant in Casa Grande to supply an advanced semiconductor FAB ”

Source: PHX Business Journal



“ A direct supplier to TSMC, LCY Chemical's planned chemical-purifying factory in Casa Grande will be its largest ever overseas investment ”

Source: USSupplyChainMGMT



**City of  
Casa Grande**

“ The City of Casa Grandes proximity to the state's two largest economies, as well as Southern California – via Interstate 8, Interstate 10 and the Union Pacific Railroad – make Casa Grande an attractive location for industrial projects. ”

Source: Casa Grande Chamber



**kanto**

“ Kanto Corp., a supplier of electronic chemicals, biotechnology products, diagnostics and fine chemicals for the semiconductor industry is in escrow to buy a 80-acre site located east of Burriss Road and north of the Central Arizona Commerce Park in Casa Grande ”

Source: PHX Business Journal



“ Walbridge, a full-service construction company purchased 100 acres at the SEC of Ethington & Maricopa Casa Grande Hwy where they plan to build a 1.2 million square foot industrial complex ”

Source: PHX Business



“ Air products and chemicals will build and operate a 10 metric ton per day facility to produce green liquid Hydrogen. The 40-acre site is located along Peters Rd just west of Tractor supply Co. ”

Source: Air Products & Chemicals



“ Jing He Sciences closed on 20 acres next to Air Products & Chemicals in February 2022. The Taiwanese based company is related to the semiconductor industry. ”

Source: PHX Business Journal