



PRE-APPLICATION SUBMITTAL

ORCHARD PARTNERS THORNTON/ASH DEVELOPMENT SITE

FEBRUARY 21, 2023

Project Narrative:

A. Applicant Information

Orchard Partners was formed at the beginning of 2007 to continue the investment and development activities of Orchard Properties—a real estate organization well known throughout the San Francisco Bay Area for more than 40 years. Since its inception, Orchard Partners has acquired or developed over \$2 billion worth of industrial, flex, and office properties in the Bay Area, Seattle, Southern California and Midwest. Over the years, the Principals of Orchard have acquired more than 100 million square feet of commercial space. Please review our web site at www.orchardpartners.com. Orchard Partners is looking at the subject project as its entry into the market in Casa Grande.

B. Description of Proposed Development

- The proposed development consists of approximately 512,904 square feet of warehouse/distribution/manufacturing buildings on a site which comprised approximately 36 acres at the southeast corner of Thornton Road and Ash Avenue.
- The project will consist of three buildings: 124,888 square feet, 146,632 square feet, and 241,584 square feet.
- The target tenant market will be companies in the manufacturing and/or distribution business whose uses are compatible with the current zoning.
- The buildings will be designed with entry locations such that each be potentially divisible so that they may accommodate full building occupants or partial building occupants.
- Each tenant space is expected to contain approximately 10% office space.

- The buildings will be concrete tilt up construction with storefront-type glass at entry locations.
- Each building will provide dock high and grade level loading along the rear elevations. Dock ramps to be concrete.
- Vehicular and truck access will be provided on Thornton Road and Ash Avenue.
- The buildings will provide for minimum 32 foot clear height.
- Automobile parking will be provided in accordance with City requirements, including accessible parking. In addition, trailer parking will be provided on site.
- Each building will be provided with an electrical service of minimum 3000 amps.

Contact:

Michael J. Biggar
Managing Partner
Orchard Partners, LLC
615 National Avenue, Suite 200
Mountain View, CA 94043
Tel: 408-888-6200
mbigg@orchardpartners.com