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INDUSTRIAL LOT

\$350,000

406 S Sunshine Blvd, Eloy, AZ 85131



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PROPERTY OVERVIEW

Property Address	406 S Sunshine Blvd, Eloy, AZ 85131
APN	411-08-0850
Zoning	I-1 Light Industrial
Land Area	±0.875 Acres (38,123 SF)
Sale Type	Investment / Owner-User / Development
Asking Price	\$350,000
Utilities	Available / On Site
Topography	Flat, Developable Parcel

INVESTMENT HIGHLIGHTS

- Strategic Sunshine Blvd location near I-10 with regional connectivity
- Light Industrial (I-1) zoning allowing a wide range of employment uses
- Utilities available on site, supporting near-term development
- Positioned within a high-growth industrial corridor in Pinal County
- Ideal for logistics, light manufacturing, contractor yards, or storage/parking
- Flat terrain minimizes site preparation and development costs
- Supported by significant nearby industrial master planning and employer presence
- Existing dwelling for renovating and use for an office for the yard or scrape and repurpose with all utilities existing at the dwelling site

For aerial video

CLICK HERE



Eloy's location at the midpoint of the Phoenix-Tucson Sun Corridor continues to attract logistics, manufacturing, and distribution users seeking scalable land, efficient transportation access, and lower acquisition costs relative to core metro markets. With utilities on site, flat topography, and Light Industrial zoning, this parcel offers flexibility for a wide range of industrial and commercial uses.



ZONING & LAND USE I-1 LIGHT INDUSTRIAL

The property is zoned Light Industrial (I-1) by the City of Eloy, a designation intended to support employment-generating uses while maintaining flexibility for a range of operational needs.

- Permitted and Typical Uses Include:
- Warehousing and distribution
- Manufacturing and assembly (light industrial)
- Contractor yards and service operations
- Logistics and support facilities
- Equipment storage and fleet parking
- Flex industrial and commercial support uses

MUNICIPAL PLANNING & ZONING MOMENTUM

- Planned Industrial Expansion: Major projects such as the proposed ±1,192-acre Interstate 10-8 Business Park incorporate extensive Light Industrial and General Industrial zoning, underscoring the City's commitment to employment-driven development.
- Zoning Flexibility & Land Use Activity: Recent Planning & Zoning Commission actions include rezonings and land use changes expanding Light Industrial designations at key intersections, including Sunshine Boulevard and Milligan Road.
- Opportunity Zone & Foreign Trade Zone Proximity: Portions of Eloy's industrial corridor fall within Arizona Commerce Authority Opportunity Zones and near Foreign Trade Zone (FTZ) No. 75, offering potential tax and trade advantages for qualifying users.

LOCATION & REGIONAL CONTEXT

Eloy occupies a strategic position within Arizona's Sun Corridor, the primary population, freight, and employment growth axis connecting Phoenix and Tucson. Historically rooted in agriculture, the city has evolved into a diversified industrial and logistics hub driven by transportation infrastructure, available land, and competitive operating costs.

As development costs continue to rise in surrounding metro markets, Eloy is increasingly viewed as a logical alternative for industrial users seeking proximity without premium pricing. The City's proactive planning, availability of large industrial tracts, and strong transportation access have positioned Eloy as one of the Southwest's emerging logistics and manufacturing centers.



TRANSPORTATION & CONNECTIVITY

- **Interstate 10 Access:** Immediate proximity provides direct connectivity to Phoenix (±65 miles northwest) and Tucson (±68 miles southeast).
- **Union Pacific Rail Corridor:** The adjacent UP mainline supports freight movement across the Southwest and enhances logistics potential.
- **Future Infrastructure:** Planned regional improvements, including the North-South Corridor (SR 505), are expected to further enhance mobility and freight efficiency throughout Pinal County.

MASTER-PLANNED INDUSTRIAL INVESTMENT ACTIVITY

Significant nearby industrial developments reinforce the long-term growth outlook for this submarket:

Sunshine Industrial Master Plan (±277 Acres)

- Large-scale industrial development with utilities in place
- Federal Foreign Trade Zone (FTZ) approval
- Potential rail connectivity via Union Pacific

Interstate 10-8 Business Park (±1,173 Acres)

- Planned industrial and business park adjacent to I-10 and UP rail
- Located within Opportunity Zone and FTZ No. 75
- Indicative of sustained institutional and employer interest

406 S Sunshine Blvd offers an attractive entry point into one of Arizona's most active industrial growth corridors. With Light Industrial zoning, strong transportation connectivity, and alignment with long-term municipal planning, the property is well positioned for near-term owner-user development or long-term land hold strategies. Competitive pricing relative to metro Phoenix and Tucson further enhances the value proposition.



NEARBY MAJOR EMPLOYERS & INDUSTRIAL USERS

The surrounding area supports a diverse industrial base, including:

- Republic Plastics
- Schuff Steel
- Otto Industries
- Owens Corning
- National Gypsum
- Elrus USA Ltd.

The presence of these established operators reinforces the area's suitability for industrial development and employment growth.



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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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