

6410 S KINGS RANCH RD, SUITE 5 | GOLD CANYON, AZ 85118

±12,636 SF

MULTI-TENANT OFFICE BUILDING
SPACE AVAILABLE FOR LEASE

This multi-tenant office building provides an ideal space for businesses seeking a presence in the growing Gold Canyon market.

Suite 5 (±2,496 SF) is available for lease and offers a functional layout with offices and restrooms, plus the added versatility of a roll-up door.

Benefit from excellent visibility on Kings Ranch Rd and the convenience of nearby US-60 freeway access.

\$22.50 NNN Lease Rate



ONE
ROLL-UP
DOOR



FIVE
GENERAL
OFFICES



TWO
PRIVATE
REST ROOMS



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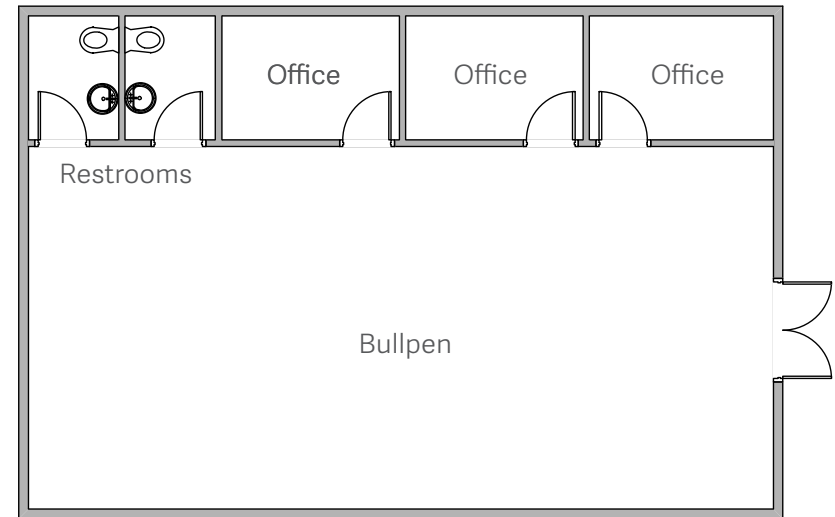
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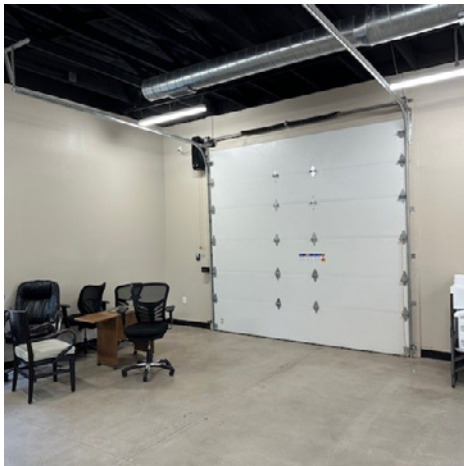
Suite 5, within this well-located multi-tenant building, offers a functional and adaptable workspace.



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The inclusion of a roll-up door allows for light storage, easy deliveries, or integration of small-scale operations. Five private offices and two restrooms provide essential amenities for your team. Zoned CB-1, this property permits a wide range of office and light commercial uses, ensuring your business has room to operate.



ROLL UP DOOR

Enhances functionality with easy loading/unloading, potential for workshop space, or secure storage



SIDE ENTRANCE

Provides convenient access for staff or clients, offering additional entry and exit points



GENERAL OFFICES

Features five individual offices for perfect for accommodating team members or client meetings.



PRIVATE REST ROOMS

Enhance staff and client comfort with dedicated, on-site restroom facilities.

