

PEORIA auto shop



TURNKEY OWNER-USER AUTOMOTIVE SHOP WITH YARD & CANOPY



1,200 SF

OWNER-USER INDUSTRIAL PROPERTY

flexible warehouse / shop layout

10739 NORTH 96TH AVENUE PEORIA, ARIZONA 85345

EXCLUSIVELY LISTED BY:



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the OPPORTUNITY

NOW SELLING:

A newly renovated, freestanding owner-user industrial property with gated yard, canopy, and immediate Loop 101 access - designed for functional operations in the growing West Valley.

Owner-user industrial opportunity just off Loop 101, offering a small shop building with a gated yard, concrete pad, and canopy for outdoor or covered work. The layout is built for operators who need functional space, not fluff, and works well for auto repair, auto sales or storage, auto body or fabrication, industrial outdoor storage, contractor yards, or light warehousing. Located in the growing West Valley with fast freeway access, this is a practical property for businesses that need usable yard, solid access, and a site that supports day-to-day operations.

- ▶ Small Owner-User Opportunity For Purchase
- ▶ Potential Uses: Auto Repair, Auto Sales, Auto Bodywork, IOS, Warehousing
- ▶ Canopy with Concrete Pad
- ▶ Gated Yard



ZONING:
C-4



PARCEL:
142-52-022E



PRICE-PER-SF:
\$375

Sale Price: **\$449,000**

Size (GBA): **1,200 SF**

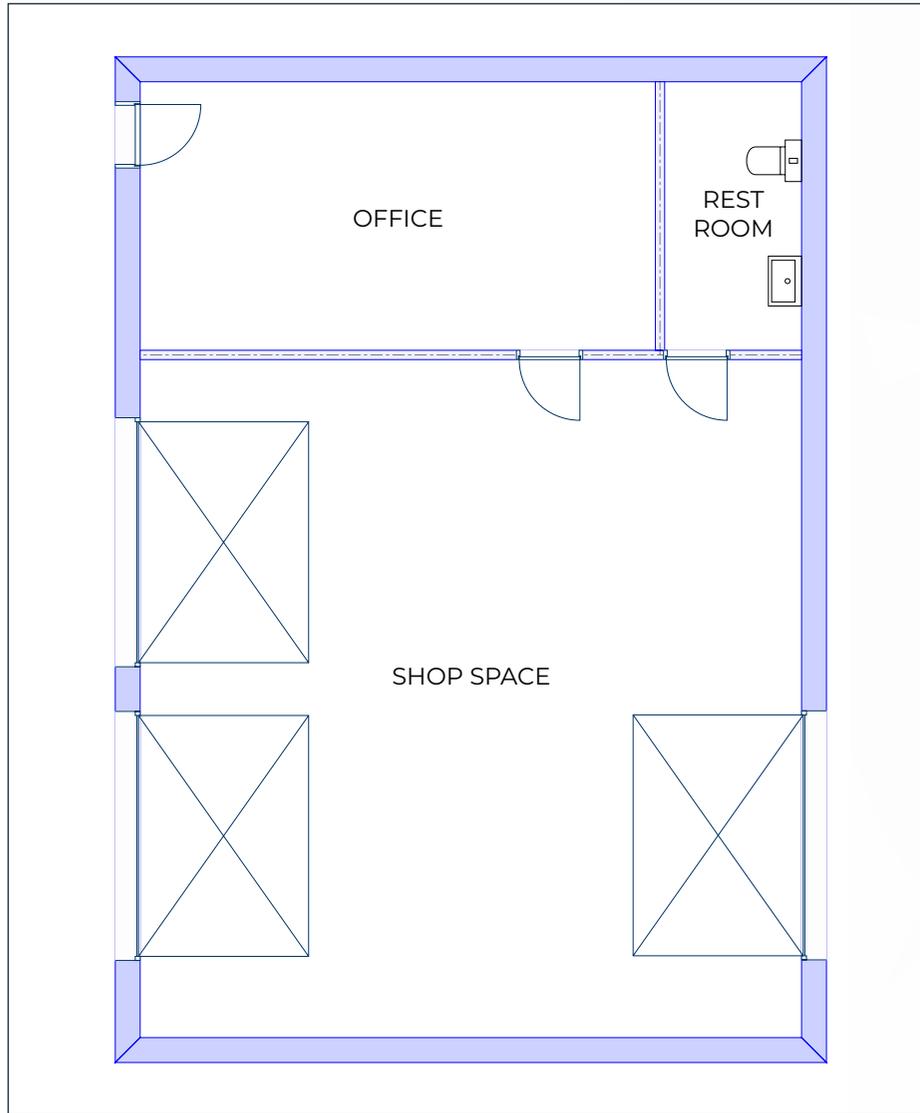
Lot Size: **7,909 SF**

Drive-in Doors: **3 DOORS**

Clear Height: **11 FEET**



office FLOOR PLAN



PROXIMITY TO MAJOR SITES

10739 NORTH 96TH AVENUE PEORIA 85345

I-10, THE 202, HWY 51

10.8-14.7 MILES, 9-14 MINUTE DRIVE

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

24.4 MILES, 27 MINUTE DRIVE

DOWNTOWN
PHOENIX

19.5 MILES, 26 MINUTE DRIVE

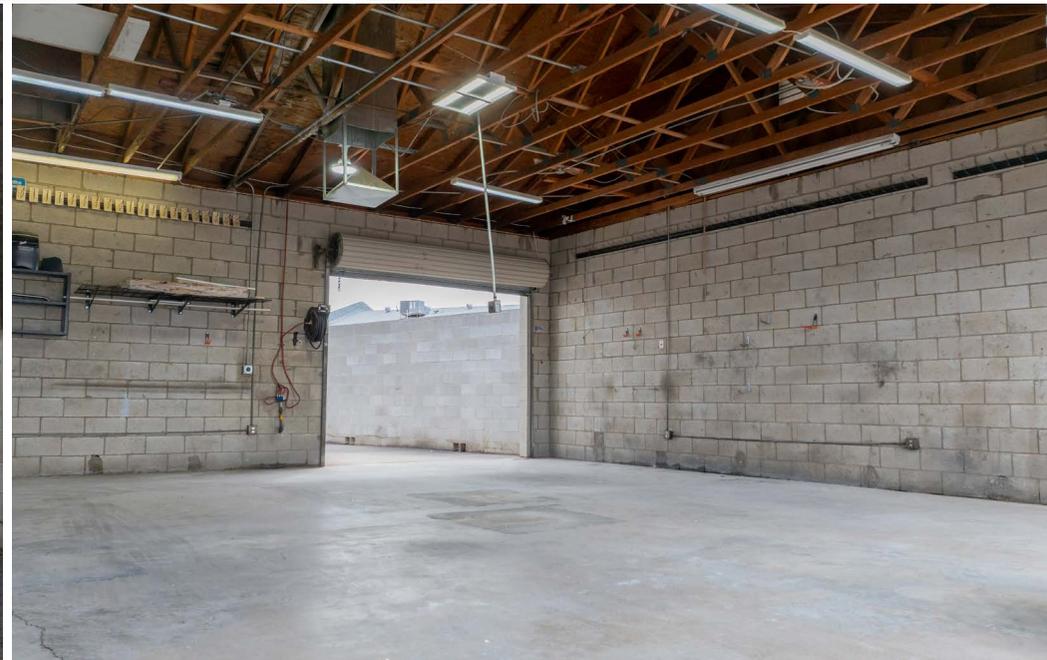
CAMELBACK
COLONNADE

28 MILES, 29 MINUTE DRIVE

MIDTOWN
PHOENIX

20.1 MILES, 28 MINUTE DRIVE

property PHOTOS



interior PHOTOS



drone PHOTOS



PEORIA ARIZONA

Peoria, Arizona is a vibrant West Valley city that blends desert beauty with modern living. Known for its stunning mountain views, upscale neighborhoods, and strong sense of community, Peoria offers an exceptional quality of life just minutes from downtown Phoenix. With over 330 days of sunshine each year, residents enjoy endless outdoor recreation - from hiking and boating at Lake Pleasant to championship golf courses and expansive parks. Peoria is also a hub for sports and entertainment, serving as the spring training home of the Seattle Mariners and San Diego Padres and hosting year-round events at the Peoria Sports Complex.



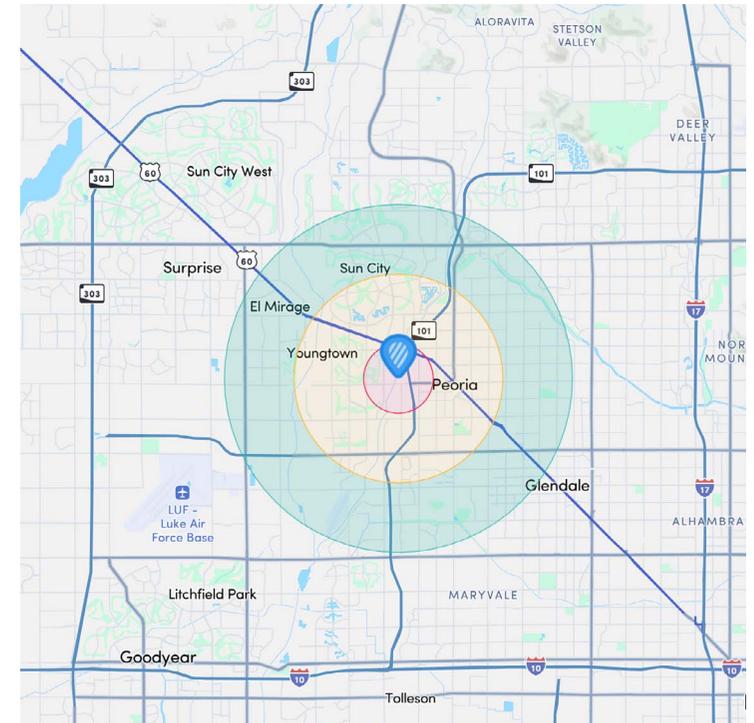
5 MILE DAYTIME POPULATION
350,189



5 MILE AVG HOUSEHOLD INCOME
\$93,899

DEMOGRAPHICS

POPULATION:	1- MILE	3-MILE	5-MILE
2025 estimate:	12,168	109,721	283,342
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2025 estimate:	5,581	47,732	113,065
INCOME:	1-MILE	3-MILE	5-MILE
2025 Avg Household Income:	\$67,151	\$87,763	\$93,899



PEORIA AUTO SHOP

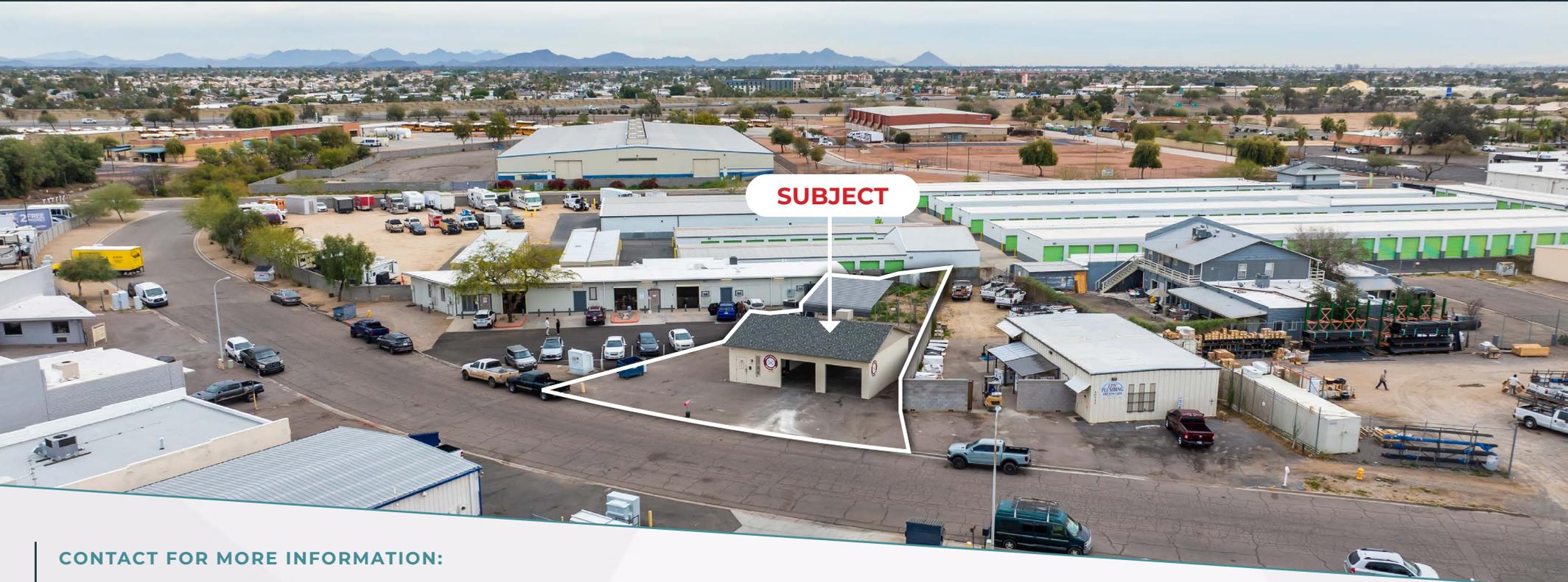
ORION INVESTMENT REAL ESTATE

PEORIA auto shop

1,200 SF

10739 NORTH 96TH AVENUE
PEORIA, ARIZONA 85345

TURNKEY OWNER-USER INDUSTRIAL WITH YARD & FREEWAY ACCESS



CONTACT FOR MORE INFORMATION:



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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