

# For Lease ±226.30 AC SEC of Battaglia & Curry Rd, Pinal County

Asking Rate: \$742.50 / AC / Year

Asking Price: \$7,241,600 (\$32,000/AC - \$0.73/SF)



Vacant, unimproved, light industrial-zoned land in Eloy, Arizona

For more information:  
**John Filli, SIOR**  
+1 602 852 3411  
john.filli@naihhorizon.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein.

22-04-021

**NAI**Horizon  
2944 N 44th St, Suite 200 | Phoenix, Arizona  
naihhorizon.com

# ±226.30 Acres For Sale or Lease

## Property Highlights

### Summary:

- ±226.30 Acres of vacant, unimproved LI-zoned land
- Lease Rate: \$742.50 / Acre / Year (\$168,027.75)
- Asking Price: \$7,241,600 (\$32,000/Acre - \$0.73/SF)
- APN #: 408-01-001F
- Zoning: Light Industrial
- Water: Well
- Sewer: Septic Tank
- Power: APS

### Features:

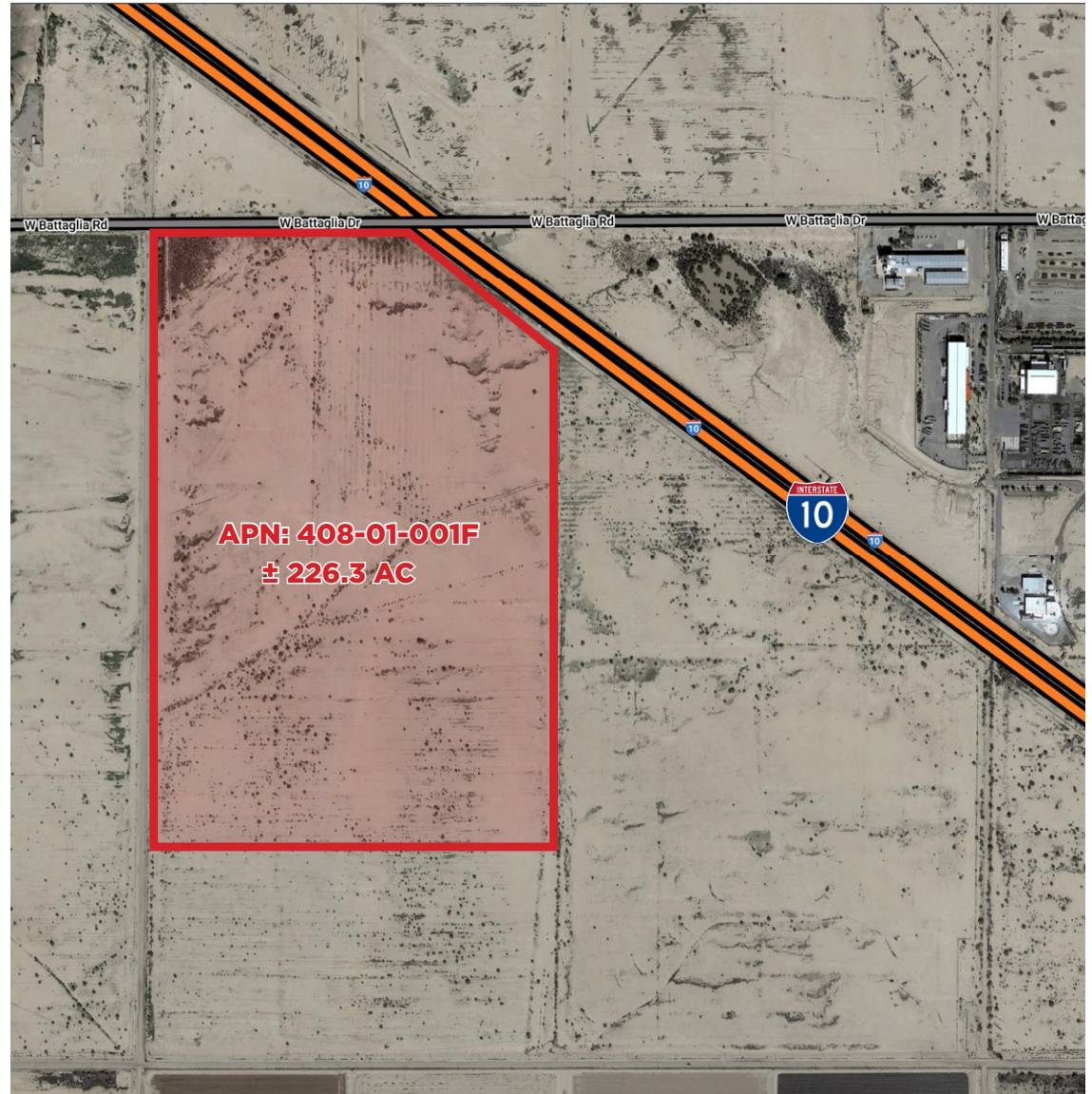
- Maximum lease term: 5 Years
- Lessee responsible for signage and improvements
- Annual CPI Increases: 3%

### Location Overview:

- Partly situated along I-10
- Access via Exit 203 (Tolec Rd) on I-10

### Demographics

(2021, CoStar)	3 Mi	5 Mi
Population	7,616	26,161
Households	2,408	9,357
Persons/HH	3.2	2.8
Ave HH Income	\$52,855	\$60,787
Median Age	35.3	39.5
Avg Home Value	\$85,895	\$142,505



For more information:

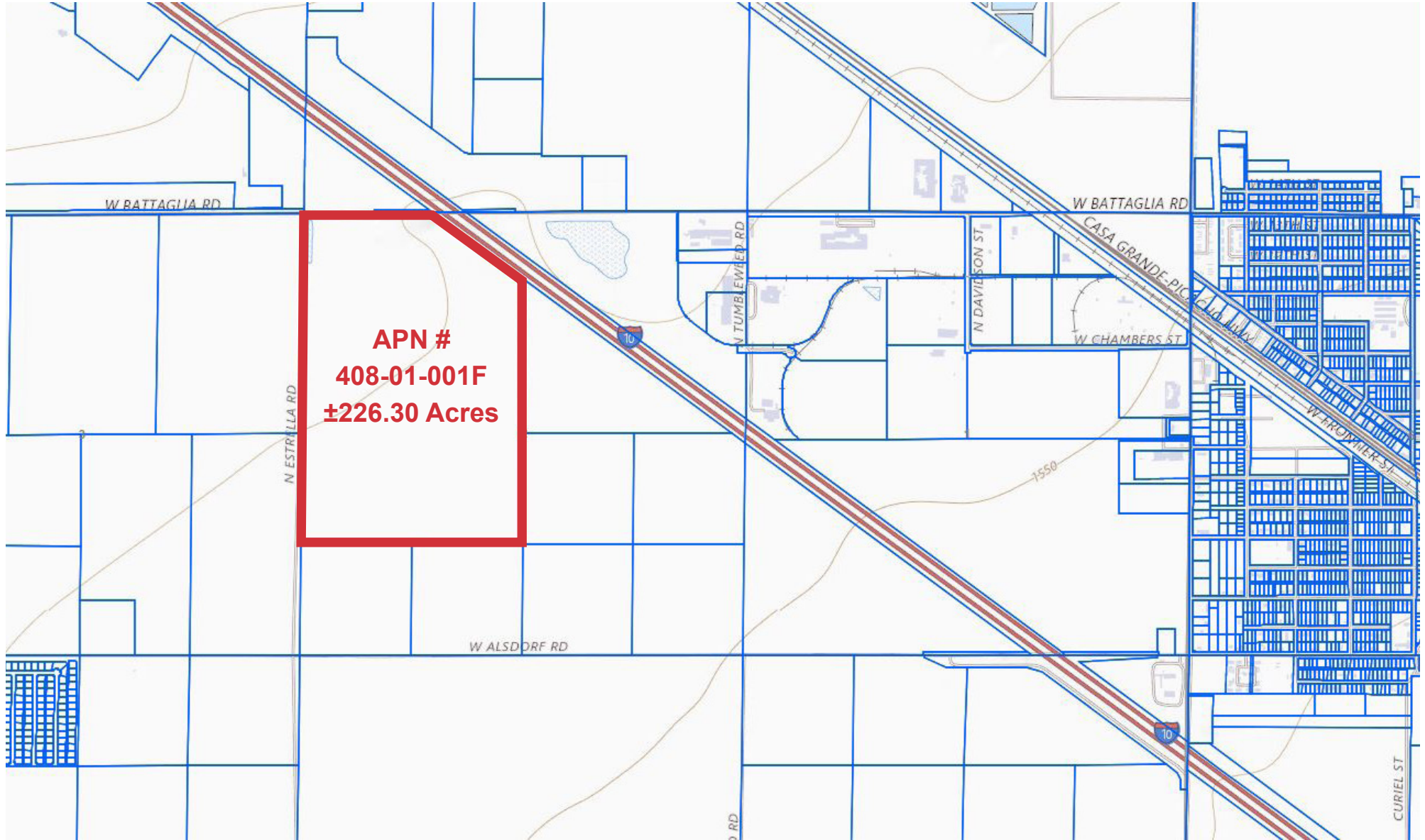
**John Filli, SIOR**

+1 602 852 3411

john.filli@naihhorizon.com



# ±226.30 Acres For Sale or Lease



For more information:  
**John Filli, SIOR**  
+1 602 852 3411  
john.filli@naihorizon.com

**NAI**Horizon  
2944 N 44th St, Suite 200 | Phoenix, Arizona  
[naihorizon.com](http://naihorizon.com)