



W AVENIDA DE LUCES

PARCEL A

PARCEL B

FOR LEASE OR SALE: \$2,750,000

2843 W. AVENIDA DE LUCES
WILLIAMS, ARIZONA 86046



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Property Features

Exceptional opportunity to acquire or lease a ±17,980 square foot industrial warehouse/distribution facility situated on ±5.48 acres (±238,709 SF). The building features approximately ±14,700 SF of functional warehouse space and ±3,280 SF of office build-out, providing an efficient warehouse-to-office ratio ideal for logistics, manufacturing, service, or distribution users. An additional ±3,813 SF mezzanine (storage and office) offers valuable bonus utility, bringing the total under-roof area to approximately ±21,793 SF. The expansive site allows for ample truck circulation, fleet parking, outdoor storage, or future expansion potential. This property presents a rare combination of scale, yard area, and operational flexibility in the Williams market.

Parcels:	No. 202-24-016 (Improved Property) No. 202-24-017 (Excess Land)
Building Size:	Office area = 3,280 SF Warehouse area = 14,700 SF
Asset Class:	Light Industrial Building
Year Built:	1978
Clear Height:	20' in Warehouse
Dock Doors:	2
Ramp Doors:	2
Site Areas:	5.48 Acres (238,709 SF) Excess Land Parcel contains 5.00 Acres (217,800 SF)
Zoning:	Zoned G
Telephone/Internet:	Century Link/Cox
Building features:	Black/Metal and Wood Construction

Clear Span Warehouse Design

The building has a rectangular shape and is setback from the property line allowing for vehicle circulation around three sides of the building

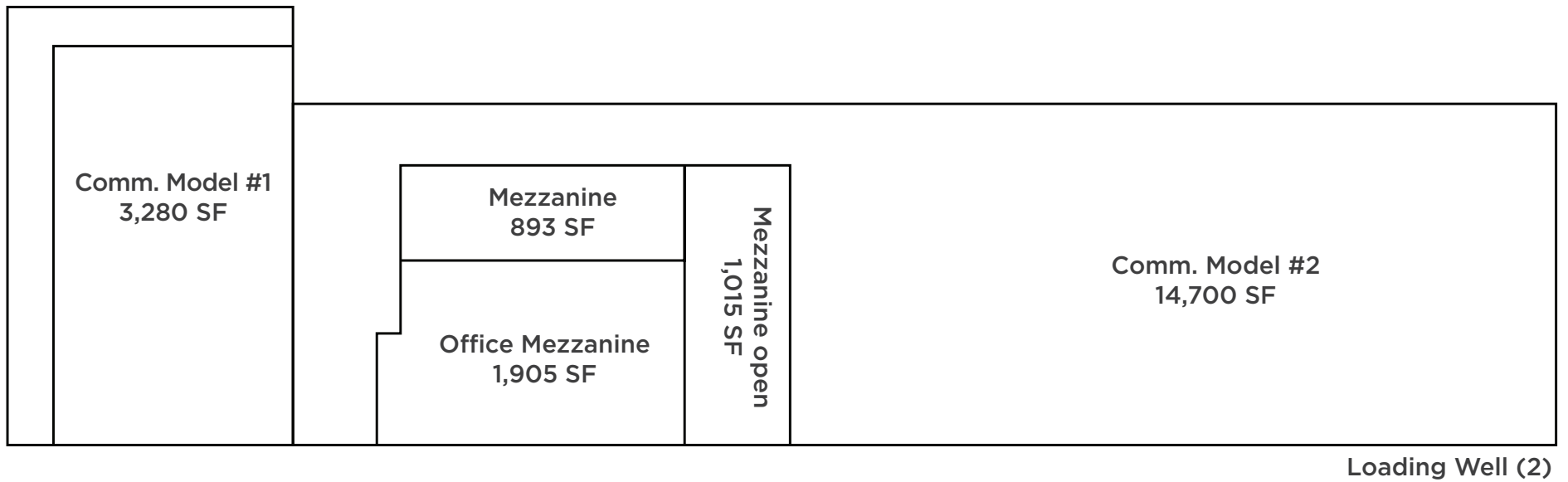


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2843 W. AVENIDA DE LUCES

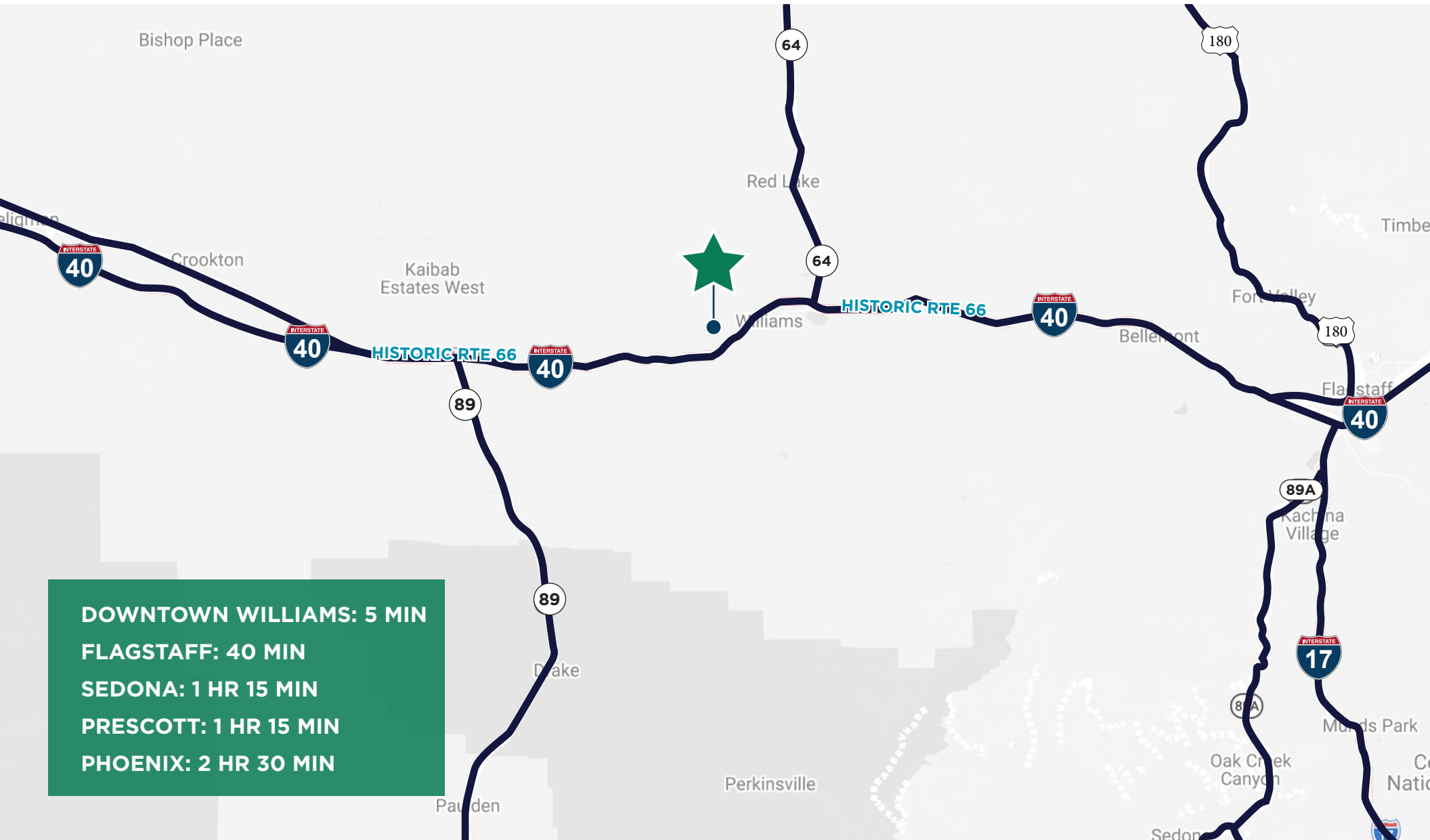
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SITE PLAN



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EXTERIOR ELEVATION



INTERIOR VIEW



INTERIOR VIEW





PARCEL A

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PARCEL B

FOR MORE INFORMATION, CONTACT:

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