



Industrial Bld. Sale or Lease Move In Ready

10491 W Battaglia Dr, Casa Grande, AZ 85193

Call Laurin Hendrix Owner (480) 232-7862

The property is For Sale or For Lease

The property will be vacant and available on February 01, 2026.

For Rent rate \$1.35 Gross per sq ft. Total footage 26,500 sq ft. Total \$35,775.00 gross.

For Sale asking \$3,940,200 submit all offers

Divisible to minimum of 13,250 sq ft

The property consists of two parcels. The five acre parcel 407-02-003A contains the 26,500 sq ft industrial building, including 3,000 sq ft of A/C office. The three acre parcel 407-02-003B is raw land but could be sold together.

8 overhead rolling doors. 4 are 8 X 8, 3 are 10 X 10, 1 is 10W X 12H. One 4-bay loading dock and one 3-bay loading dock. Recently replaced roll up doors.

Clear height in the concrete tilt up area which is about 18,000 sqft is 17'. Clear height in balance is 15' but roof is pitched so it is higher than 15' in the middle

Power on Battaglia is 1200 A of 480 V 3 phase.

New LED lights throughout warehouse.

5 new commercial evap coolers.

Replaced one office AC unit

$\frac{3}{4}$ water meter active to the building with 2" water meter available to activate.

Replaced all exterior Doors

Painted Interior and Exterior.

Remodeled Office and Bathrooms

Replaced all warehouse lights with LED lights

All plumbing has been updated and warehouse bathrooms were recently updated 2024.

Have \$4.3 million appraisal available

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Replaced...



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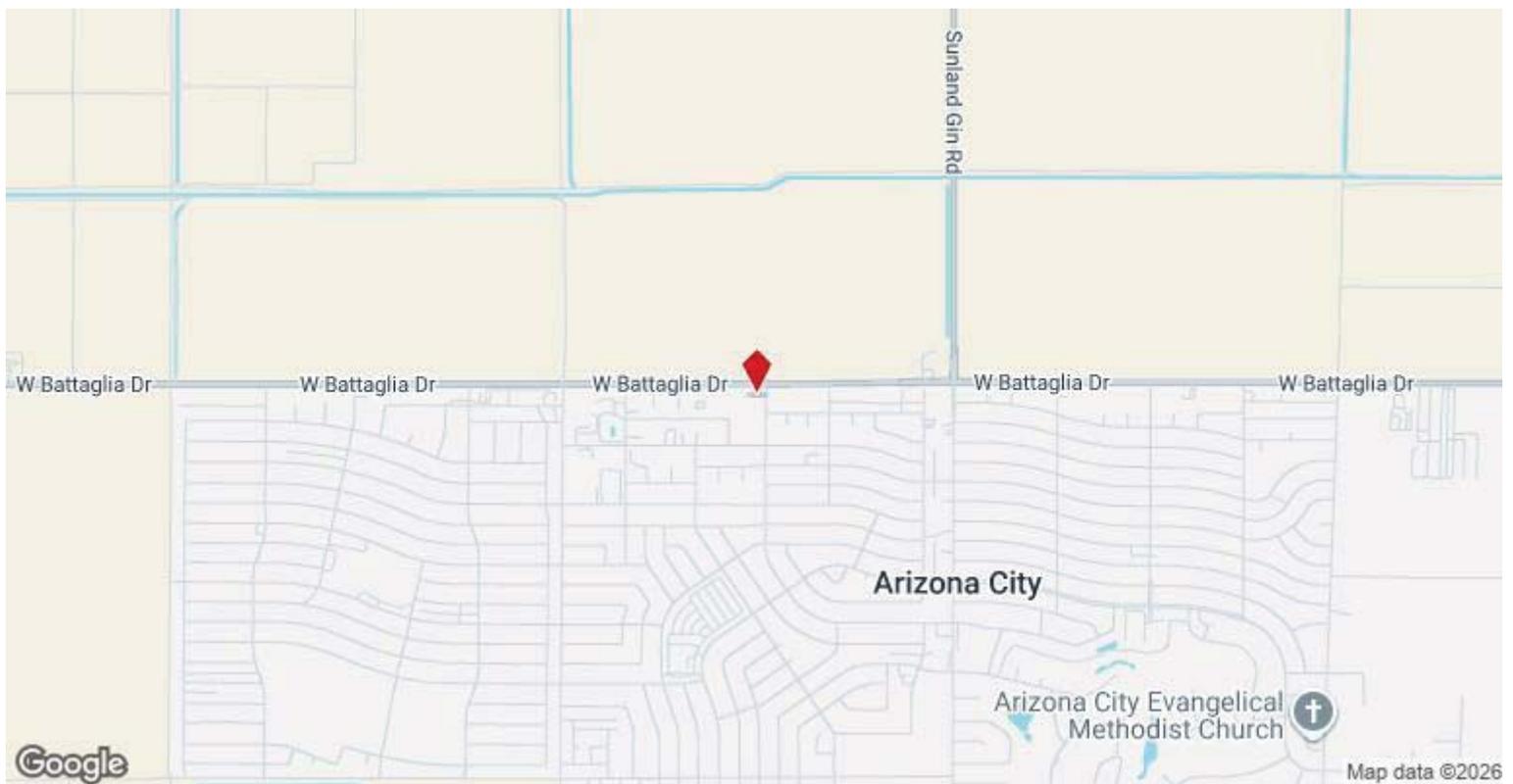
Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 26,268 SF

Year Built: 1971

Rental Rate Mo: \$0.11 /SF/MO



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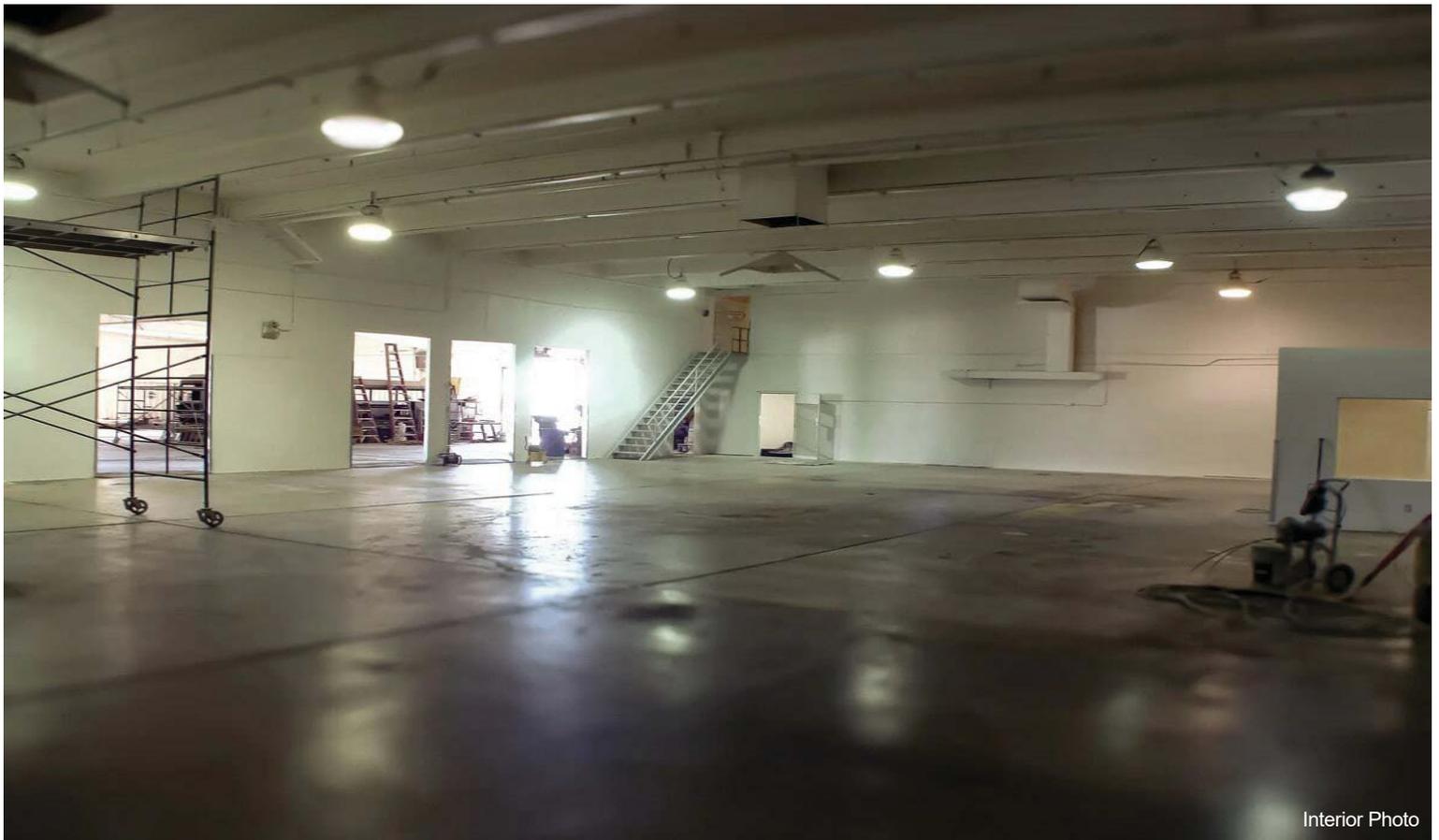
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Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo