

FOR LEASE

INDUSTRIAL WAREHOUSE WITH YARD FOR LEASE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

2323 W. University Dr, Tempe, AZ 85281

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1520 W BATTAGLIA RD | ELOY, AZ 85131

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ABOUT THE PROPERTY

BUILDING SIZE	<p>±51,613 SF (Total Building Size)</p> <p>±22,450 SF (Available)</p> <ul style="list-style-type: none">±20,450 SF (Warehouse)±2,000 SF (Office)±1,500 SF Canopy W/ Loading Dock Ramp
LAND SIZE	<p>±8.00 Acres (Total Parcel Size)</p> <p>±2.30 Acre Storage Yard (Available)</p>
POWER	<p>1,000 Amps 277/480V 3-Phase</p> <p>(To be Confirmed by Tenant/Electrician)</p>
LOADING	<p>(4) Grade Level Doors</p> <ul style="list-style-type: none">(1) 12' W x 12' H(2) 8' W x 8' H(1) 14' W x 12' H
CLEAR HEIGHT	<p>13.5' - 16.5'</p>
APN	<p>404-12-600D (Pinal Co.)</p>
ZONING	<p>I-1 (Light Industrial) City of Eloy</p>
YEAR BUILT	<p>1994</p>
LEASE RATE	<p>\$0.85/SF/MO IG</p>

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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EXTERIOR LOADING DOCK



WAREHOUSE

PAINT BOOTHS REMOVED



±2.3 - ACRE STORAGE YARD
LANDLORD WILL CONSIDER SURFACING IMPROVEMENTS



WAREHOUSE



GRADE LEVEL LOADING



W FRONTIER ST

W BATTAGLIA RD



11 MILE CORNER



1520 W BATTAGLIA RD | ELOY, AZ

FLOOR PLAN

Available Layout

- ±20,450 SF Warehouse
- ±2,000 SF Office
- Reception
- 2 Offices
- Bull Pen
- 2 Restrooms



8' W X 8' H

12' W X 12' H

14' W X 12' H

8' W X 8' H

LEASED

12' W X 12' H

ADDITIONAL YARD STORAGE
±2.31 ACRES

WAREHOUSE/OFFICE AVAILABLE
±22,450 SF

LEASED
±12,500 SF

FRONT PARKING/ EAST LOADING
±0.65 ACRES

GRADE LEVEL DOORS
(5) TOTAL

EXTERNAL TRUCK DOCK

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