



FOR SALE | INDUSTRIAL

Maricopa Warehouse

50150 W Julie Lane | Maricopa, AZ 85139

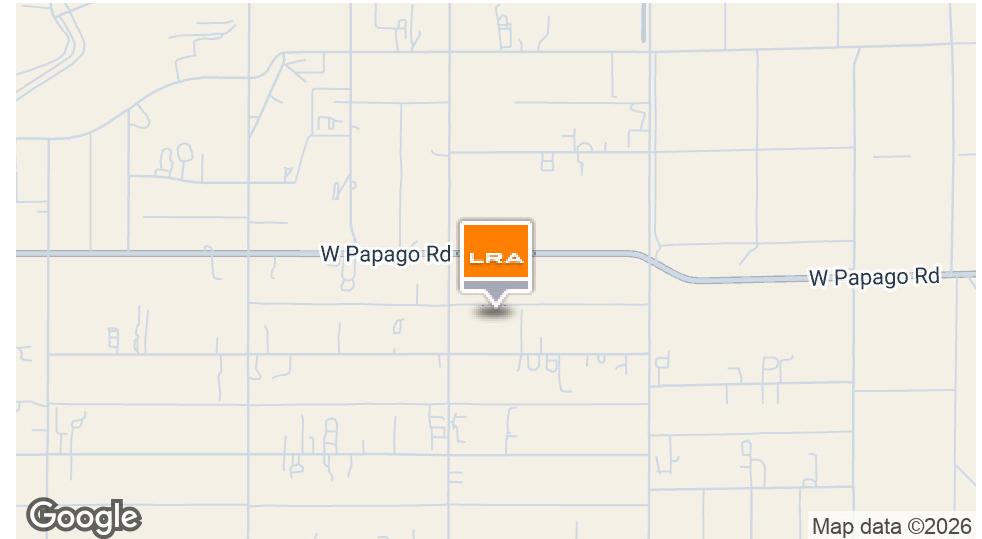
PRESENTED BY:

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LRA

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OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	6,600 SF
Lot Size:	3.3 Acres
Number of Units:	2
Price / SF:	\$75.61
Zoning:	Suburban Ranch Zoning

PROPERTY OVERVIEW

Prime 3.3-Acre Investment Property in Growing Maricopa, AZ – 50150 W Julie Lane

Discover an outstanding opportunity on this expansive 3.3-acre parcel at 50150 W Julie Lane, Maricopa, AZ. The property includes two valuable structures:

A modern 5,000 sq ft warehouse (built in 2017) — ideal for storage, light industrial operations, manufacturing, or workshop use.

A 1,600 sq ft manufactured home — perfect for on-site residence, employee housing, office space, or rental income potential.

Zoned Very Low Density Residential (VLDR), this versatile lot offers flexibility for rural residential living combined with accessory industrial or commercial activities (subject to local approvals and permitted uses). Situated in the fast-growing Maricopa market—close to transportation corridors, amenities, and the region's booming development—this property provides a strategic edge for investors, entrepreneurs, or owner-users looking to capitalize on Arizona's expanding industrial and residential demand.

With ample land for expansion, existing improvements, and strong location advantages, this turnkey setup is ready to generate value today and grow tomorrow.

Don't miss this rare combination of size, buildings, and potential—schedule a viewing and unlock the possibilities!

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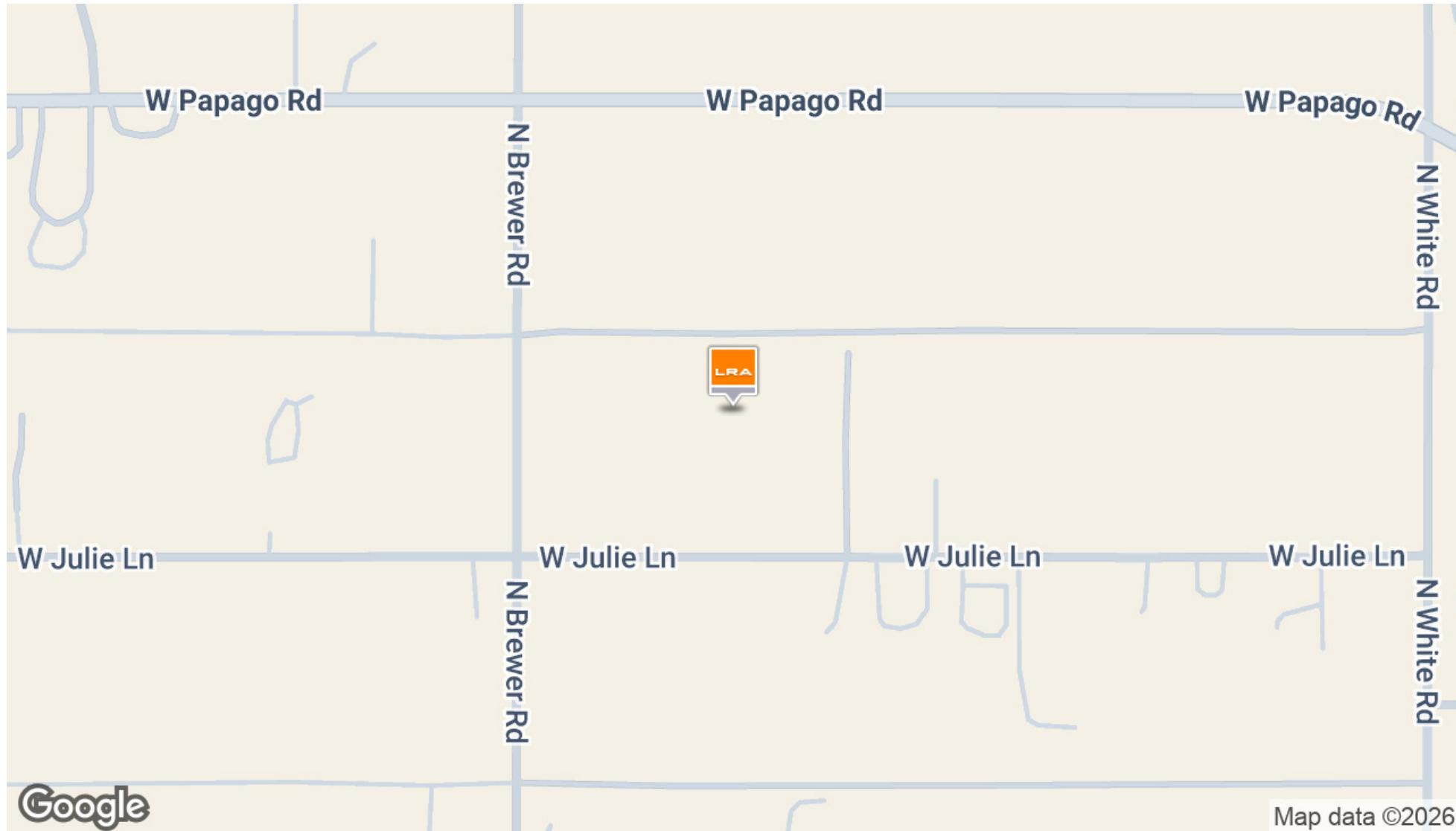


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	71	260	785
Average Age	44	44	44
Average Age (Male)	44	44	44
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	86	260
# of Persons per HH	3	3	3
Average HH Income	\$110,714	\$110,714	\$110,714
Average House Value	\$354,516	\$354,516	\$354,516

Demographics data derived from AlphaMap

