



FOR SALE | INDUSTRIAL

# 60 N SIGNAL BUTTE RD

Apache Junction, AZ 85120

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## PROPERTY SUMMARY

Sale Price:	\$3,700,000
Lot Size:	2.33 Acres
Building Size:	15,920
Year Built:	1984
Zoning:	C-2
Cross Streets:	Signal Butte and Main

## PROPERTY OVERVIEW

This 15,920 SF industrial flex property offers a combination of functional industrial space and a retail showroom, currently utilized by a flooring company. Zoned C-2, it supports a variety of commercial and industrial applications, making it a versatile choice for investors or owner-users. The property's layout balances showroom and industrial areas, allowing for seamless adaptation to diverse business needs. Located in Apache Junction, it benefits from excellent access within a growing commercial market.

## PROPERTY HIGHLIGHTS

- Main Level: 2 Roll Up Doors, 3 Offices, 1 Break Room, 2 Bathrooms, Storage Room, Retail Shop, Reception Area
- Second Level: Large Open Office Space, 3 Bathrooms
- Significant Mezzanine Space
- 20' Clear Height
- New Roof
- Ample parking for employees and visitors with some covered parking spaces
- 400-AMP power
- Fenced Lot
- 1 acre lot included in sale
- Monument Signage
- Opportunities for customization to suit specific business needs



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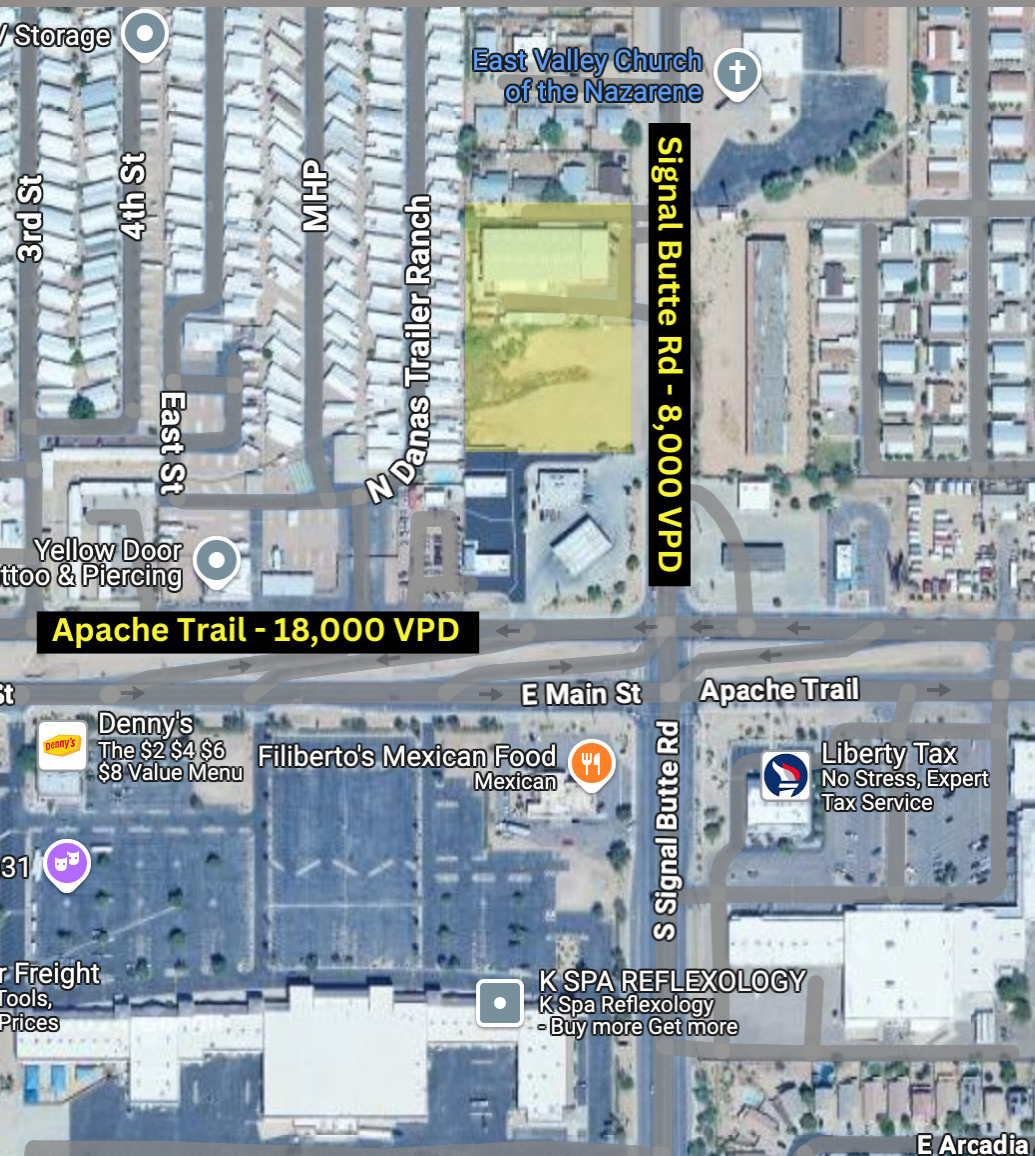




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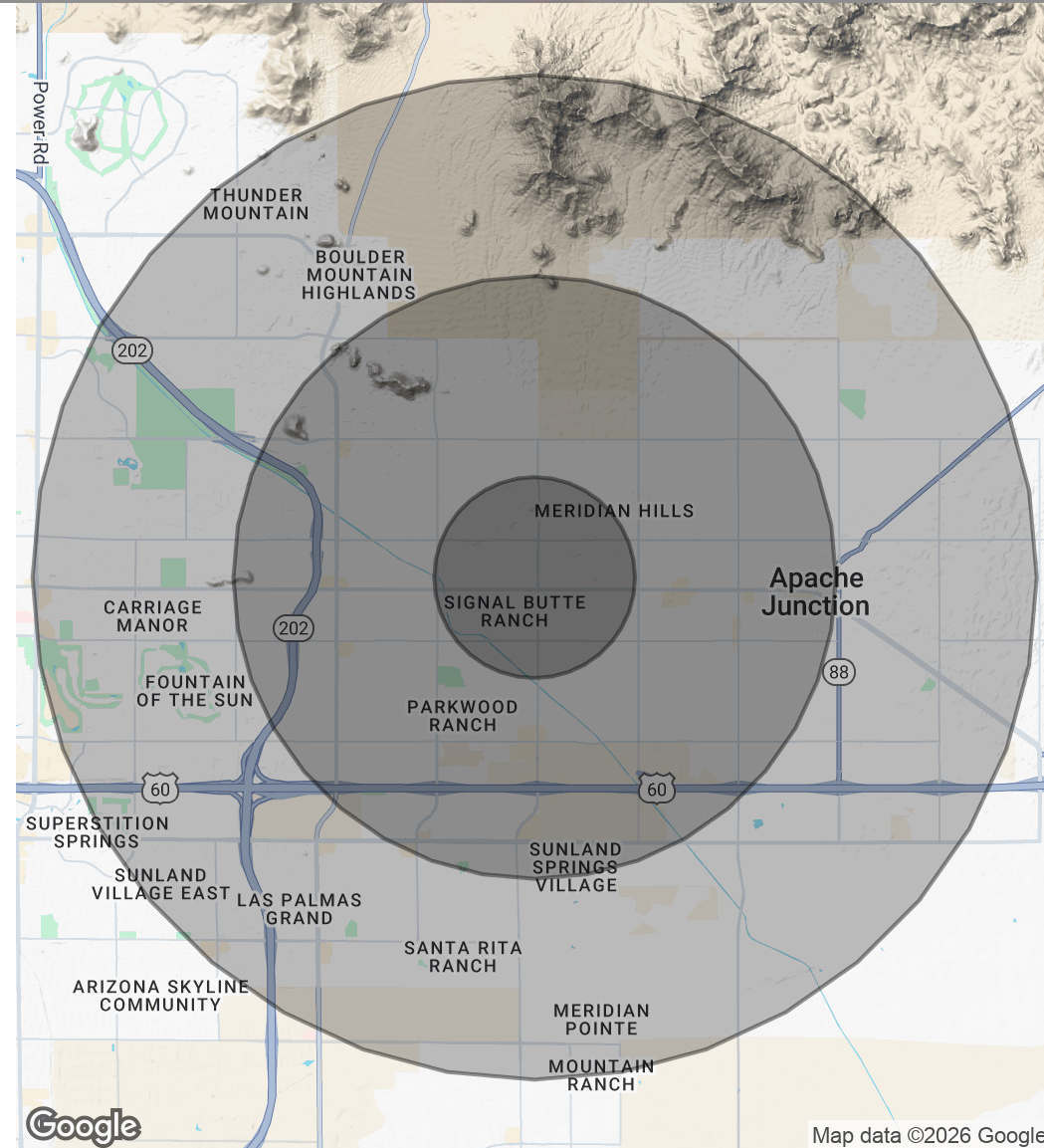
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,015	87,914	175,942
Average Age	43	45	45
Average Age (Male)	43	44	44
Average Age (Female)	44	46	46

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,001	35,920	71,726
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$98,537	\$87,065	\$95,432
Average House Value	\$359,448	\$325,628	\$372,751

Demographics data derived from AlphaMap



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