



FOR SALE | INDUSTRIAL

60 N SIGNAL BUTTE RD

Apache Junction, AZ 85120

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coberealestate.com

Industrial Property in Apache Junction

60 N Signal Butte Rd, Apache Junction, AZ 85120



PROPERTY SUMMARY

Sale Price:	\$3,700,000	<ul style="list-style-type: none"> • 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
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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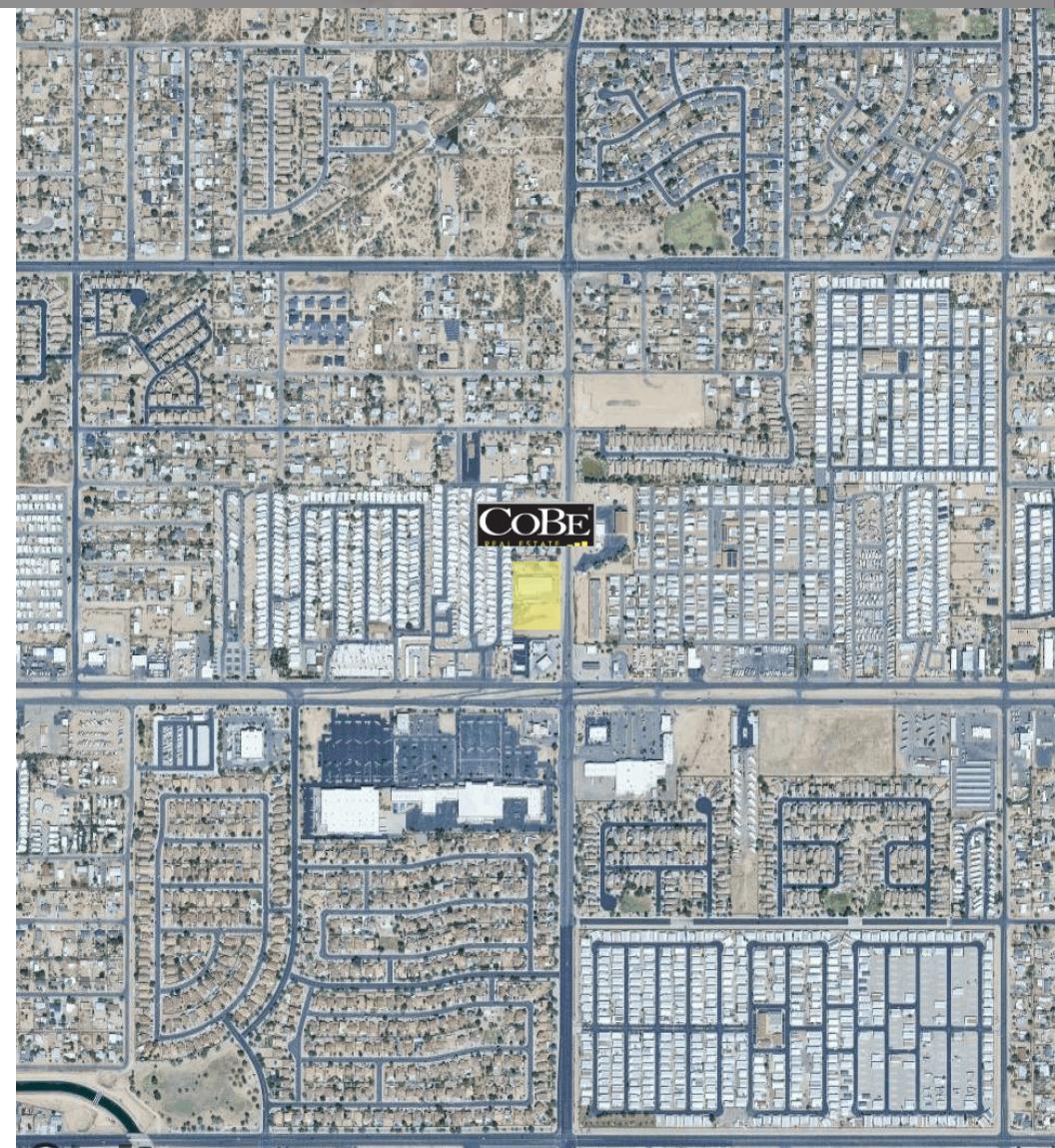
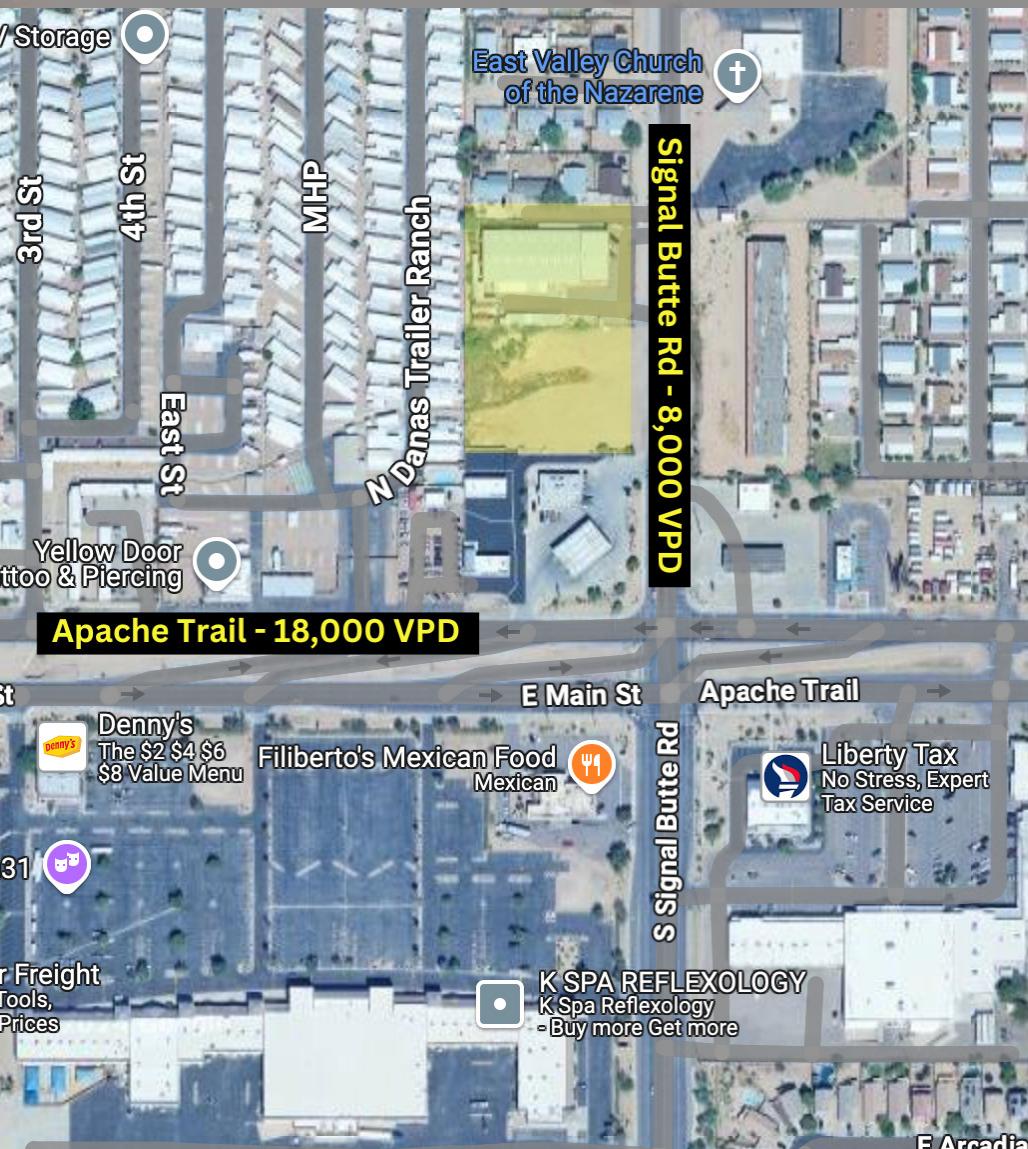
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POPULATION

	1 MILE	3 MILES	5 MILES
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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
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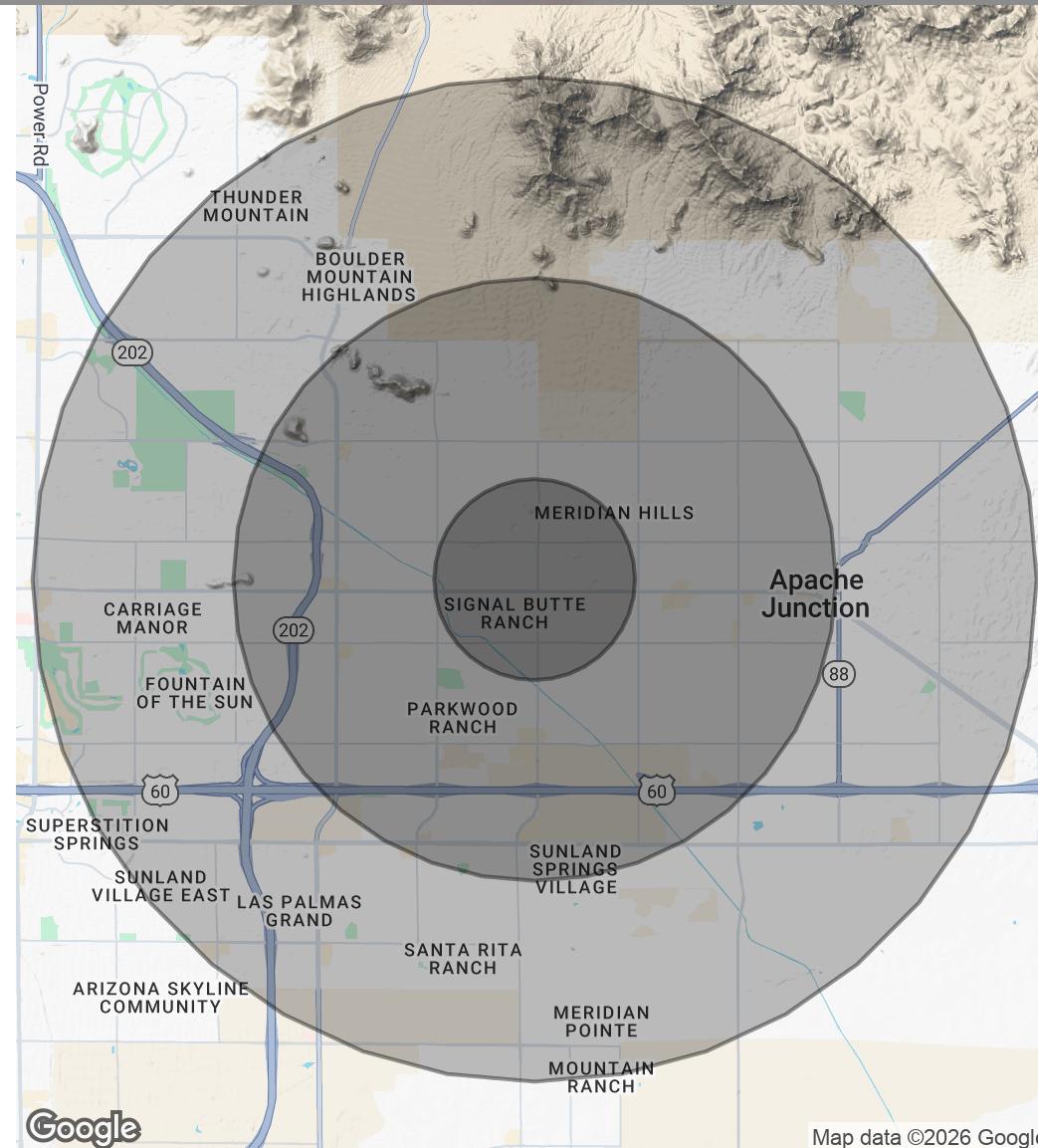
Total Households 5,001 35,920 71,726

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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