

# FOR SALE



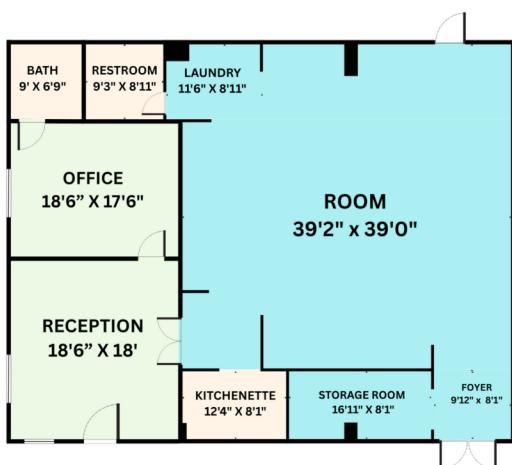
# aare

## 3700 Industrial Loop, Show Low, AZ 85901



### HIGHLIGHTS

- **Attractive I-1 Zoning.**
- **Show Low industrial park area**
- **Near the Show Low Bluff PUD**
- **1 acre lot and a paved parking area**
- **Climate controlled insulated interior**



3700 Industrial Loop is comprised of a 1.0 acres (43,560 Sq. Ft.) parcel zoned I-1. The 3,000 sq ft commercial building in Show Low's Thunder Industrial Park, features a large main area, textured finished walls, acoustic tile ceilings with HVAC and space for ventilated work counters. A separate 820 SF office features a large reception area and a private office with  $\frac{3}{4}$  shower in the bathroom. The lot has been graded and cinders laid to extend parking for fleet vehicles. The asphalt parking has space for 4-8 vehicles. Located south of Show Low's Regional Airport and near US Highway 60.

### SUMMARY

<b>Price</b>	<b>\$525,000.00</b>	
<b>Price/SF</b>	<b>\$175/SF</b>	
<b>Sq. Feet: Building / Lot</b>	<b>3,000 SF</b>	<b>43,560 SF</b>

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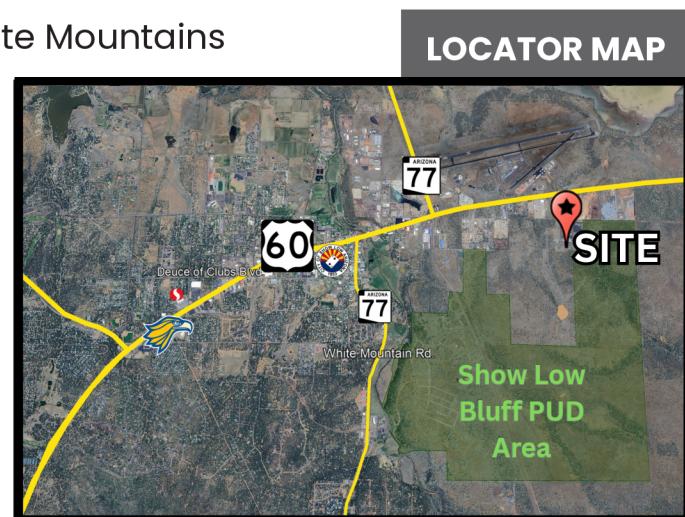
# SHOW LOW AREA INFORMATION



Show Low, Arizona, is a prime spot for commercial real estate investment, seamlessly blending its historical roots with tourism and modern industrial growth. Nestled in Navajo County, at an elevation of 6,345 feet, this vibrant community is strategically located near major highways, including U.S. Route 60 and State Route 77, ensuring excellent accessibility and attracting over 146,000 person trade area. Originally a logging and ranching hub, Show Low now hosts diverse industries. Companies like Aero Products (Aerospace), CNC, milling and manufacturing businesses, medical manufacturing along with tourism and construction contribute to the local sector.

Construction in Show Low and the greater White Mountains is booming, with numerous residential and commercial projects underway. The city's commitment to infrastructure development supports both new businesses and residents, supporting economic growth and modernization. The City of Show Low is set to open a special event center in 2026 to further support tourism and event attractions.

Tourism thrives with local destinations such as Fool Hollow Lake Recreation Area, White Mountain Trail System, outdoor activities and weekend festivals drawing visitors year-round. Events celebrate the city's heritage and vibrant community. Combining a rich history with tourism, industry and commercial developments, Show Low offers a dynamic environment for business ventures, supported by strategic local initiatives and economic development efforts.



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Population	5 mile	10 mile
<b>2010 Population</b>	13,989	27,979
<b>2023 Population</b>	16,529	31,261
<b>Annual Growth 2010-2023</b>	1.4%	0.9%
<b>Median Age</b>	44.8	44.5
<b>Bachelor's Degree or Higher</b>	21%	20%



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