

APACHE JUNCTION INDUSTRIAL WAREHOUSE

2227 South Coconino Drive - Apache Junction, Arizona 85120

INDUSTRIAL & COMMERCIAL ZONING

PRICE REDUCED TO \$1,335,200



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ORION 
INVESTMENT REAL ESTATE

PROPERTY SUMMARY

- **Light Industrial Zoned Facility with (3) Separate Buildings:**
 - 3,040 SF wood frame building built in 1998 with spacious showroom, (3) offices, (2) bathrooms, kitchenette and large warehouse, plus shop area with (2) bays and roll up doors.
 - 2,484 SF pre-engineered light manufacturing or warehouse with evaporative cooling and separate bathroom.
 - 1,152 SF pre-engineering storage building.
- **Fenced Yard**
- **0.6 Miles/2 Minute Drive from the US -60**

Property Address:

2227 South Coconino Drive
Apache Junction, Arizona 85120

Reduced Price:

\$1,335,200

Parcel/APN:

10222393A & 10222395A

Lot Size:

17,242 SF

Zoning:

B5

Jurisdiction:

Pinal County

Cross Streets:

Southern Avenue & Idaho Road





- Fresh Paint
- Fully Fenced, Secured Property
- Multiple Gate Openings: 40', 12', & 20' (with Automatic Opener).
- The Property has Entrance Vehicle Entry Points from 2 Paved Streets plus an Alley, for easy access
- Each Building has 200-amp Power, and the Shop has a Newer 3 Phase 120/208v, 3ph ses
- Newly Resealed Parking Lot
- Convenient location off of the US-60
- The Office Building has both AC and Evaporative Cooling
- All buildings have Evaporative Cooling. Storage Building has New Evap
- New Exterior Security Lighting
- The Office Building has 2, ADA-Compliant Bathrooms
- The Office Building has 3 Individual Built-out Offices, a Showroom, Inside Storage, a Kitchen, 2 Baths, and a Large Storage-Garage-Working Space, with 2 Garages and 1 Pedestrian Exterior Door(s)
- The Shop Building has 1 Bathroom
- The Office Building has a Full Kitchen, with a Refrigerator/ Ice Maker, Stove, Oven, Reverse Osmosis Water Purifier, and Exhaust Fan
- Working Areas of Buildings are Plumbed and Wired for Air Compressors
- Termite Mitigation with a 5-year Warranty in Place



W. 22nd Avenue

S. Coconino Drive

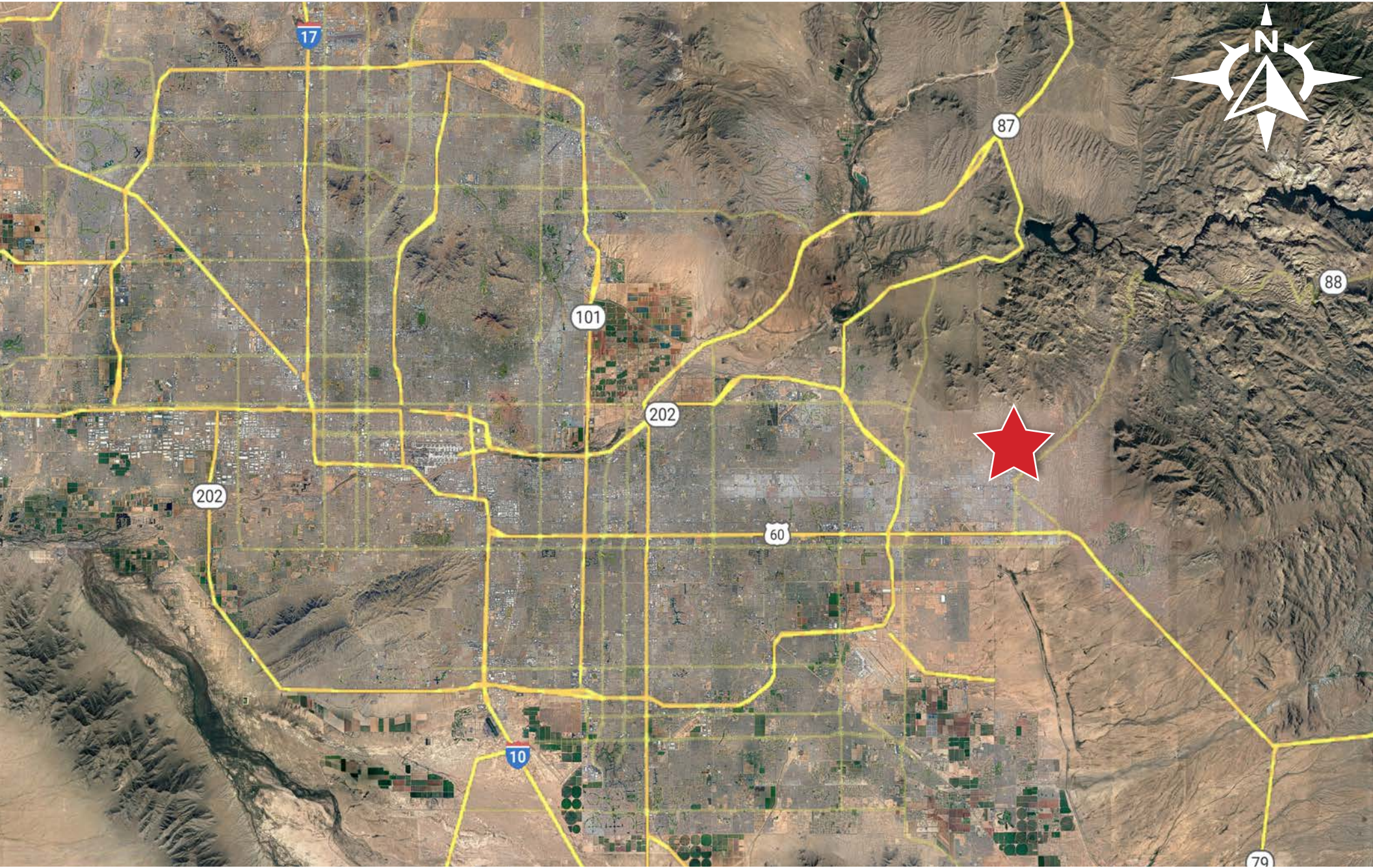
EXTERIOR PHOTOS





INTERIOR PHOTOS

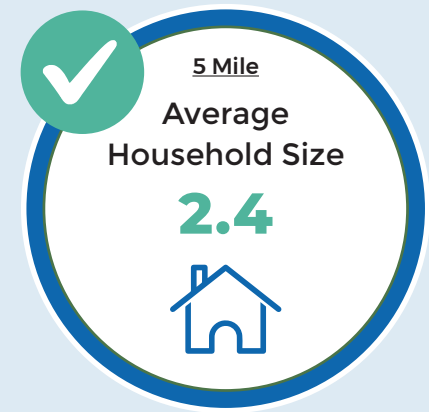
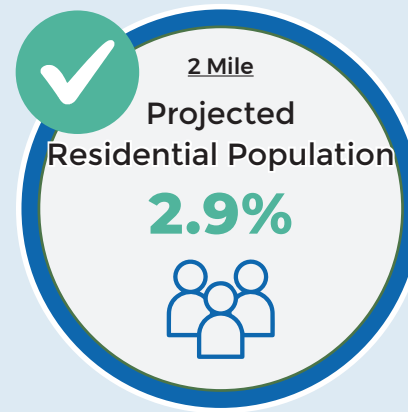




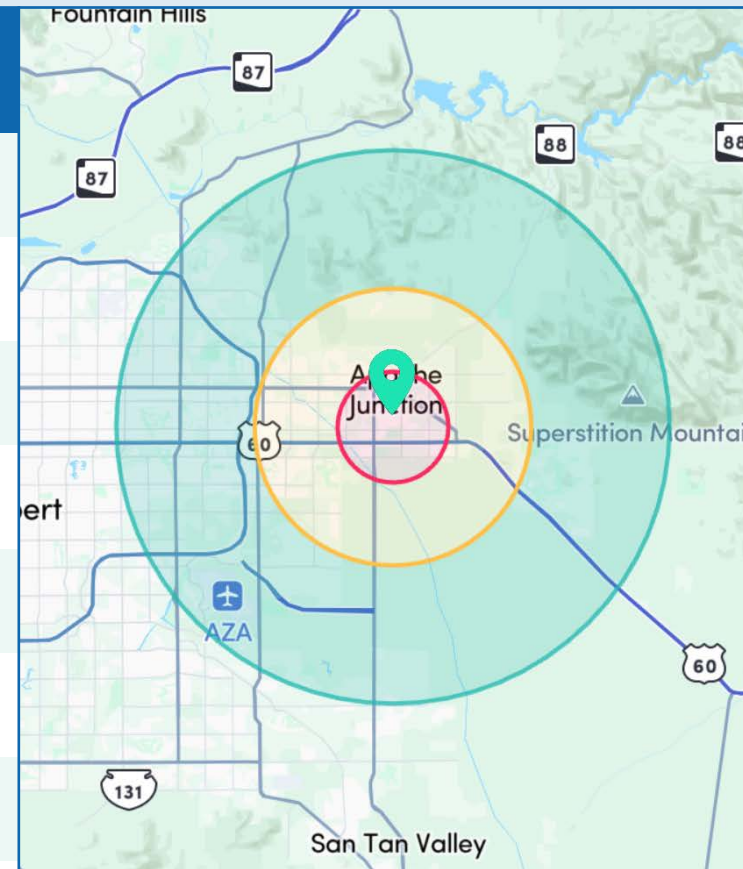




DEMOGRAPHIC HIGHLIGHTS



2024 SUMMARY (SitesUSA)	2 Mile	5 Mile	10 Mile
Daytime Population:	39,520	140,301	410,129
Residential Population:	35,148	126,012	352,457
Projected Population (2029):	40,328 (2.9%)	134,777 (1.4%)	374,231 (1.2%)
Average Household Income:	\$82,565	\$99,467	\$109,072
Median Age:	47.4	43.8	43.0
Average Household Size:	2.1	2.4	2.4
Total Employees:	4,372	14,289	57,672



APACHE JUNCTION

Apache Junction is a city in the Pinal and Maricopa counties of the state of Arizona. As of a 2021 census, the population was 39,981. The city is named for the junction of the Apache Trail and Old West Highway.

Apache Junction enjoys all of the benefits of being a member of a strong business friendly state and an economically advancing region. In addition to being #1 in the nation for entrepreneurial activity, Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax. Arizona has created a minimalist regulatory environment, has the lowest corporate and individual income tax rates in the nation, and is poised and ready to meet needs for top talent with an abundant, talented and young workforce.

“The Apache Trail combines the grandeur of the Alps, the glory of the Rockies, the magnificence of the Grand Canyon and then adds the indefinable something that none of the others have.”

- President Theodore Roosevelt



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