

Maricopa Commercial/Industrial Property

AVAILABLE FOR SALE

16700 N Porter Rd
Maricopa, AZ 85138

±6,500 SF Building on ±7.46 Acres
(May be Divisible Down to ±3.8 Acres)



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

11.20.24

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PROPERTY SUMMARY

COMMERCIAL/INDUSTRIAL BUILDING WITH LAND AVAILABLE FOR SALE

16700 N Porter Rd
Maricopa, AZ 85138

±6,500 SF

Building Size (50' x 130')

±7.46

Acres

PAD OVERLAY

(w/ General Commercial Zoning
CI-1 and CB-2 Zoning)

510-12-018P

Parcel Number

EVAP

Cooled Warehouse

PROPERTY HIGHLIGHTS

- Existing Structure Built-out for Automotive Use (Multiple Uses Allowable)
- Utilities to Site
- Heavy Power: 277/480 Volts, 400 Amps, & 3 Phase
- (3) Roll-Up Doors (2) 14' x 14' and (1) 10' x 10'
- ±16' Clear Height
- ±7.46 Acres Land For Development (Potential to Split As Small As ±3.8 AC)
- Easy Access to Maricopa-Casa Grande Hwy and Sonoran Desert Pkwy



PARCEL OUTLINE



— Possible Land Divisions

200 APARTMENTS
UNDER CONSTRUCTION



- Concrete Drive Access to Building
- ±400 Feet of Porter Road Frontage
- New Bridge, Sidewalk, Curb, Gutter & Street Lighting

CLOSE UP AERIAL

- ±6,500 SF Retail Building
- ±1,180 SF Conceptual Floor Plan For Office (not yet constructed)
- Slab, plumbing, and electrical conduit in place



AERIAL VIEW



- Major Traffic Corridor in a High Growth Area
- Adjacent to Maricopa-Casa Grande Highway



ARIZONA
238

ARIZONA
347

SITE

Legend

- Commercial
- Amenities
- Residence
- Ak-Chin Reservation
- Government Land

KEY TO BOUNDARIES

- City of Maricopa
- Ak-Chin Indian Community
- Major Interstate Highway
- State Highway
- Proposed Interstate Route
- Union Pacific Railroad

<http://leaseakchin.com/>

MARICOPA COUNTY
PINAL COUNTY

±25 minutes to Chandler Price Road
Employment Corridor

CHANDLER

MARICOPA COUNTY
PINAL COUNTY

PHOENIX 26.7 miles

LOS ANGELES 460 miles

35 minutes to Phoenix Sky Harbor
International Airport

ARIZONA
347

INTERSTATE
10

Ak-Chin
Southern Dunes
Golf Club

ARIZONA
238

MARICOPA

AK-CHIN
INDIAN
COMMUNITY

AK-CHIN
REGIONAL
AIRPORT

Ak-Chin
Farms &
Community
Headquarters

AK-CHIN
INDIAN
COMMUNITY

ADOBE
OFFICE SUITES

MARICOPA-CASA GRANDE HWY

PROPOSED

INTERSTATE
11

ARIZONA
347

ARIZONA
84

ARIZONA
387

INTERSTATE
10

CASA GRANDE

±45 minutes to Lucid Motors
Pinal County Electrical
Vehicle Corridor

SAN DIEGO 344 miles

INTERSTATE
8

ARIZONA
287

TUCSON 80 miles

NOGALES, MEXICO 148 miles

EL PASO, TEXAS 398 miles

INTERSTATE
10













Maricopa at a Glance

Maricopa offers residents and businesses the experience of a small-town atmosphere that is within a short distance to two major metropolitan areas.

- Maricopa is Arizona's 88th municipality, incorporated on October 15, 2003.
- The City's population is approximately 62,000. That is a 42.5% increase over 2010 Census Numbers.
 - Median Age = 33
 - Heads of Households with Bachelor's Degree or Higher = 65.2%
 - Average Household Income = \$86,000
- Maricopa is approximately 43 square miles, with a planning area of 233 square miles.

Ranking

-  #1 Most Diverse School District in the Phoenix Area (Niche.com - 2024)
-  #3 Best Place to Raise a Family (HomeSnack.net - 2023)
-  #2 Fastest Growing Cities (HomeSnack.net - 2023)
-  #5 Most Diverse Suburbs in Arizona (Niche.com - 2023)
-  #4 Safest Cities in Arizona (Alarms.org - 2024)
-  #7 Safest Cities in Arizona (Safewise.com - 2023)
-  #10 Best Suburb to Buy a House in Phoenix (Niche.com - 2023)
-  #8 Best Places to Live in Arizona (AreaVibes.com - 2022)

DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY

16700 N Porter Rd, Maricopa, Arizona, 85138

Ring of 3 miles

KEY FACTS

44,923

Population



14,785

Households

36.9

Median Age

\$75,182

Median Disposable Income

EDUCATION

8%

No High School Diploma



33%

High School Graduate



37%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$91,669

Median Household Income



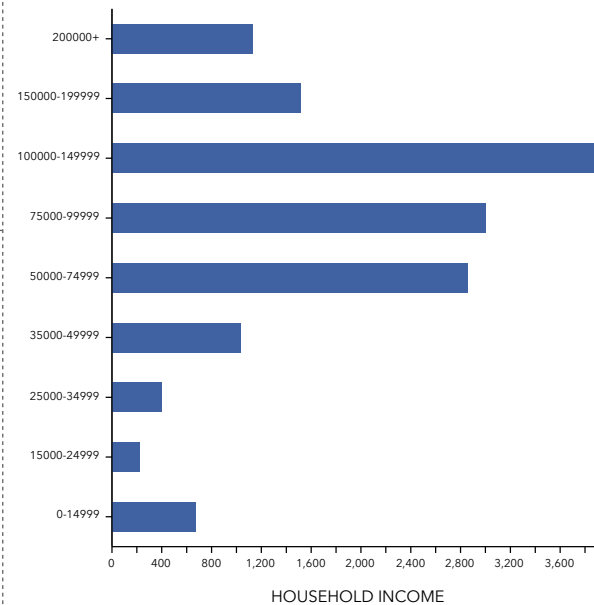
\$36,320

Per Capita Income

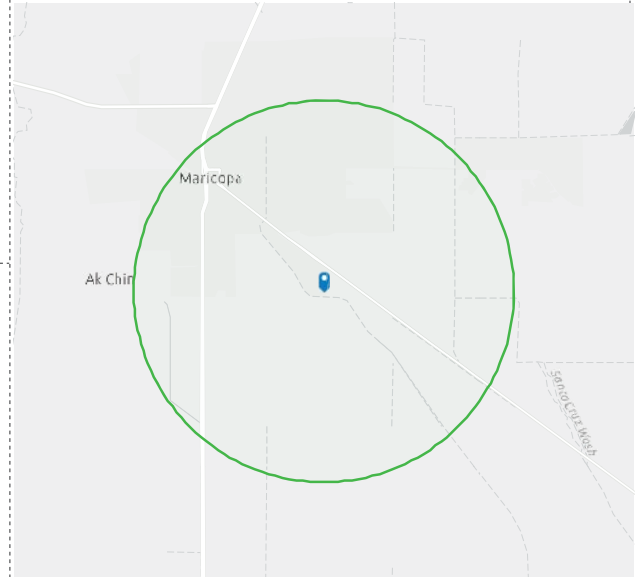


\$365,306

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



63%

White Collar



23%

Blue Collar



17%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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EXCLUSIVELY LISTED BY

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