

HEAVY ZONED IOS SITE

2646 W. GUADALUPE ROAD, APACHE JUNCTION, AZ 85120

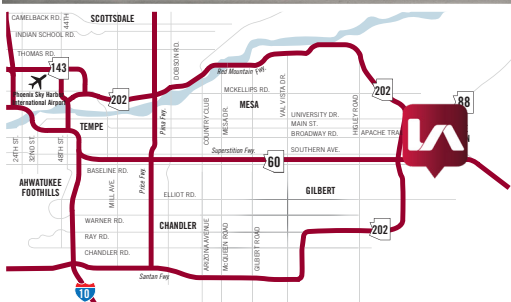
OWNER-USER/INVESTMENT OPPORTUNITY



GUADALUPE RD.

± 9.5 ACRES

MONTH-TO-MONTH TENANTS



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PROPERTY FEATURES:

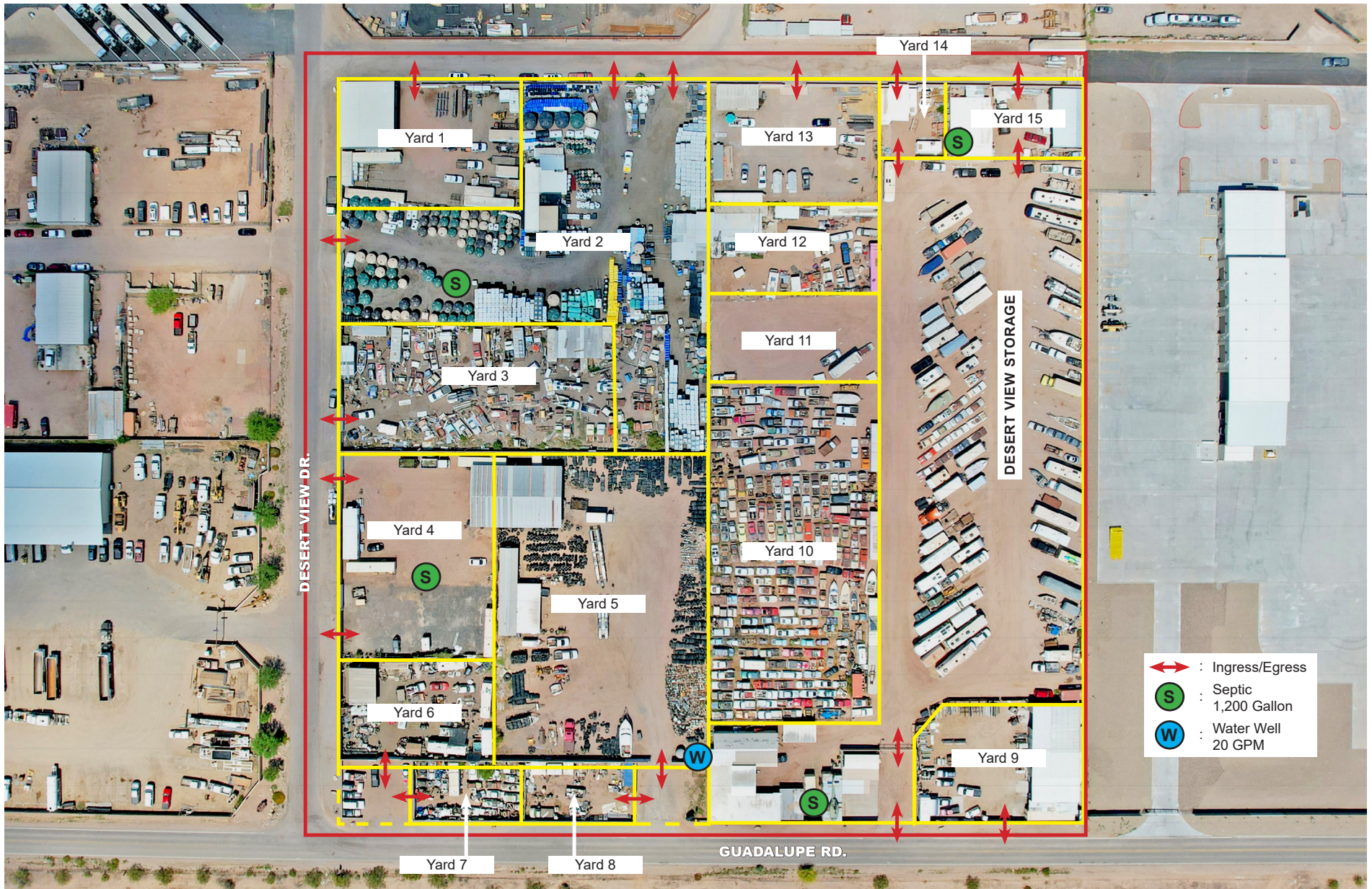
- APN: 104-63-015D: **4.59 AC**
 - Contractor Yards
- APN: 104-63-015C: **4.92 AC**
 - Desert View Storage
 - Potential for approximately 150 Spaces
- Zoning: CI-2 (Industrial Zoning | Pinal County)
- Access from Guadalupe, Peterson Dr. and Desert View Dr.
- 8-Foot-High Masonry Perimeter Wall with Rolling Gates
- Modular Office
- Automated RV Gate
- Water Well – 20 GPM (West Parcel) shared Well Agreement in place
- 4 Septic Systems (1,200 gal each)
- Power: Two 600 Amp Service Sections (Single Phase)
- 2025 Income: ±\$360,159 with month-to-month tenants

Potential Net Income: ±\$588,478



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>>> DO NOT DISTURB TENANTS <<<

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DRIVE TIMES

Sky Harbor	30 Mins
Mesa Gateway	20 Mins
Loop 101	25 Mins
US 60	5 Mins

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