



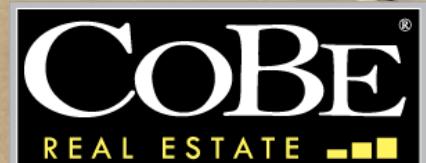
FOR SALE | INDUSTRIAL WITH SELLER FINANCING AVAILABLE!

PENASO PLACE WARHOUSE

46766 W Penaso Pl, Maricopa, AZ 85139

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$1,300,000
Lot Size:	6.0 Acres
Building Size:	12,000 SF
Year Built:	1982
Zoning:	CI-1 GR.
Cross Streets:	N Maricopa Rd & 84th

PROPERTY OVERVIEW

Discover a prime opportunity for industrial and manufacturing investment at 46766 W Penaso Pl in Maricopa, AZ. This expansive property features a substantial **12,000 SF building**, perfectly suited for operations, with the added benefit of a building that stands the test of time, having been constructed in 1982. Boasting a **versatile zoning of CI-1 & GR**, this property offers a wide range of possibilities for development. Located in the dynamic Maricopa area, this property presents an exceptional chance to secure a **strategic industrial or manufacturing asset with enduring value**. The seller is open to a **seller-financing arrangement** for qualified buyers. This presents an excellent opportunity for investors or owner-users seeking **flexible terms** without relying on traditional lending institutions. Contact the listing broker for details on structure and terms.

PROPERTY HIGHLIGHTS

- Seller Financing Available!
- 12,000 SF Warehouse contains 2 Large Rolling Doors & 20 – 15 Ft Clear Height
- Fenced Lot with Well and Septic System
- Two (2) 208 3 Phase Power
- Several residential properties on site

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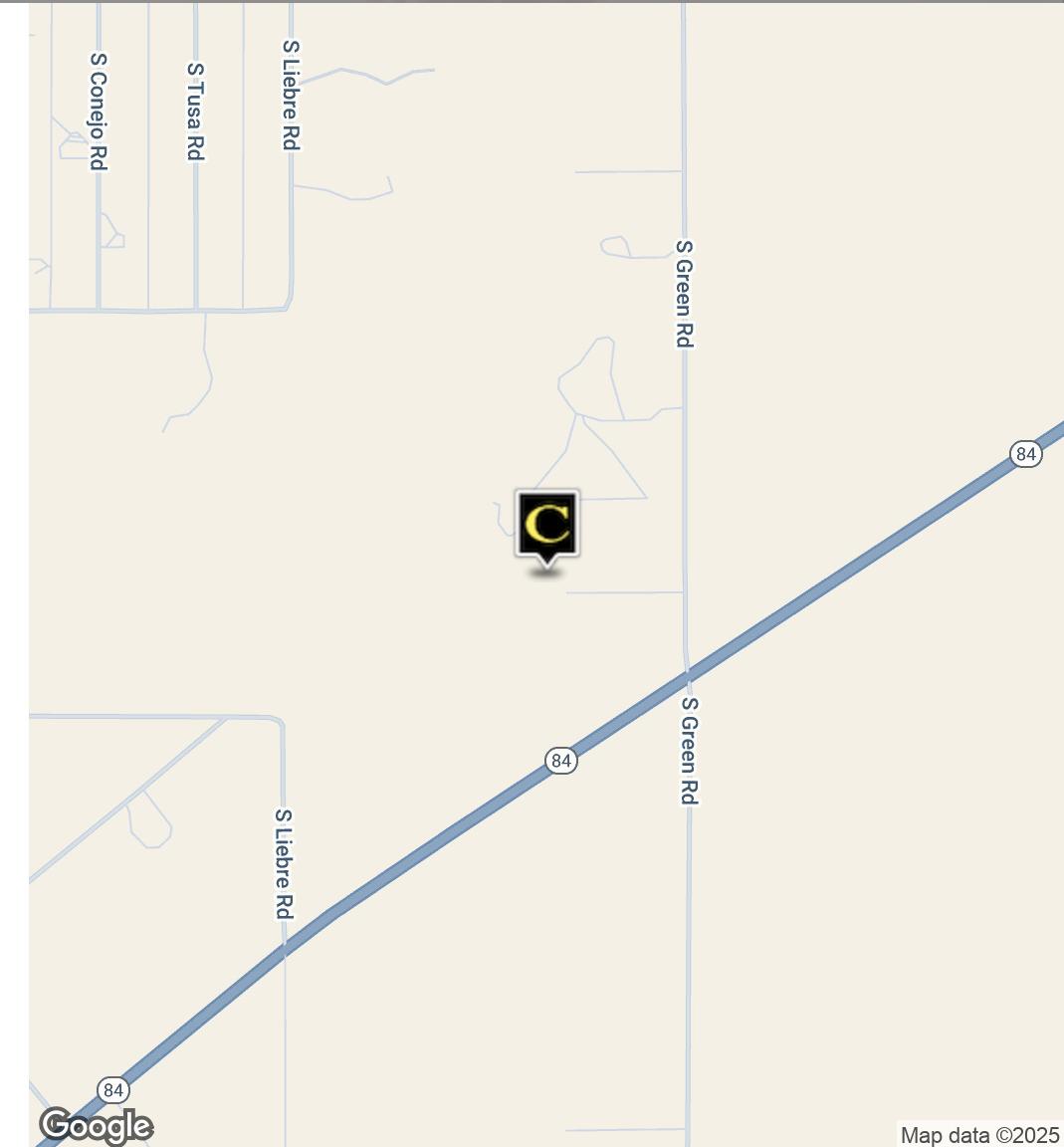
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POPULATION

	1 MILE	3 MILES	5 MILES
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Total Population	163	1,362	2,457
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Average Age	43	41	42
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Average Age (Male)	43	41	42
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Average Age (Female)	43	41	42
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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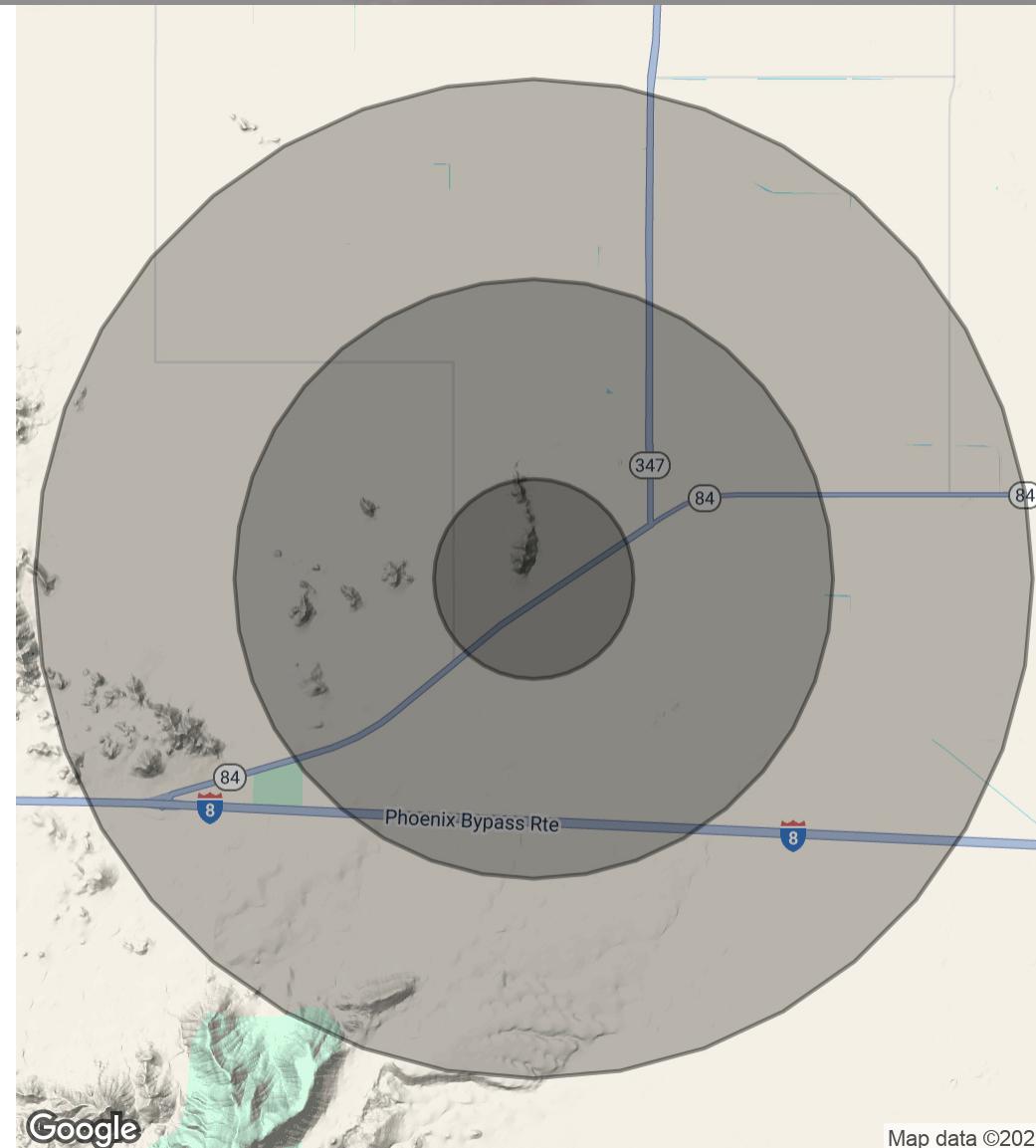
Total Households	62	486	899
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# of Persons per HH	2.6	2.8	2.7
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Average HH Income	\$79,949	\$84,363	\$82,579
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Average House Value	\$249,430	\$266,824	\$259,746
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Demographics data derived from AlphaMap



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