



5818 S Kings Ranch Rd | Gold Canyon, AZ 85118

BRAND NEW CONSTRUCTION

Single-Tenant Metal Warehouse Available For Lease

\$8,500.00
Per Month + NNN's

The **LEROY**
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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.
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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



NEWLY BUILT SINGLE-TENANT METAL WAREHOUSE BUILDING FOR LEASE

This versatile 6,000 SF industrial warehouse in Gold Canyon is engineered for flexibility, accommodating a wide range of business needs from light manufacturing to e-commerce fulfillment. The fully spray-foam insulated building (50' x 120') features a functional design with a 21-foot peak height, ideal for vehicle lifts, fabrication equipment, or the included pallet racking. Access is exceptional, with three 14'x14' roll-up doors for easy movement of large vehicles and materials, supported by an oversized paved driveway for simple truck turnaround.

A key feature is the ability to easily demise the space into two 3,000 SF bays, each with its own sub-panel and man door, allowing for a combined shop/office setup or separate operations. With ample power—upgradeable to 600 amps—and a massive 24-space paved parking lot for trucks, trailers, and staff, this property is a rare find.

Superior Access & Height: Features three (3) 14' × 14' insulated roll-up doors and an interior height of 21 feet at the peak (16 feet at the eaves), easily accommodating large vehicles, equipment, and vertical storage.

Extensive Paved Site: Includes a substantial 24-space paved parking lot (approx. 15,000 SF) and an oversized 30' × 100' paved driveway, providing excellent truck maneuverability and ample room for a fleet, customers, and employees.

Ready Infrastructure: Equipped with two separate sub-panels and approximately 110 linear feet of 12-foot-tall pallet racking, offering a significant head start on storage and operations.

Build-Out Ready: The space is ready for optional mini-split AC/heat systems, allowing for the efficient build-out of office space to suit your specific needs.

This unique combination of power, access, and flexibility makes it the perfect solution for light manufacturing, contractor/trades workspaces, distribution or fulfillment, automotive or fabrication shops, and e-commerce inventory operations.

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PROPERTY SUMMARY

Address	5818 S Kings Ranch Rd Gold Canyon, AZ 85118
Building Size	±6,000 SF (50' x 120')
Tenancy	Single-Tenant
Year Built	2025
Building Height	21' @ Peak, 16' @ Eaves
Roll-Up Doors	3 (14' W x 14' H)
Power	Upgradeable to 600 Amps through SRP
Parking	24 Space Paved Lot
Lease Rate	\$8,500/Month + NNN Expenses





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ABOUT GOLD CANYON, ARIZONA

Gold Canyon, Arizona, has evolved from a serene desert oasis into a strategic gateway at the eastern edge of the dynamic Phoenix-Mesa metropolitan area. Nestled at the foot of the iconic Superstition Mountains, Gold Canyon leverages its prime position in Pinal County—one of the fastest-growing industrial and manufacturing corridors in the nation. It combines an exceptional quality of life with a rapidly expanding economic base, offering businesses a unique position to access the metro area's resources without its congestion.



The area's pro-business environment is anchored by its unmatched logistical advantages. Gold Canyon offers immediate access to the US-60 (Superstition Freeway), providing a direct artery for vehicles and freight to the entire Southeast Valley, including Mesa, Gilbert, and Chandler. This vital corridor places businesses just 30 minutes from Phoenix-Mesa Gateway Airport, a major national air cargo and logistics hub.

This strategic location is ideal for businesses serving the high-growth East Valley. With a robust and expanding local workforce, Gold Canyon is perfectly positioned for light manufacturing, e-commerce fulfillment, and contractor services. The area's desirable lifestyle and growing residential communities ensure a stable talent pool, making Gold Canyon an ideal setting for businesses to plant their flag and grow.



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FOR MORE INFORMATION, PLEASE CONTACT:

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