

CONTRACTOR LOT WITH RETAIL/OFFICE BUILDING AVAILABLE FOR SALE



\$825,000 (\$152.27/SF)
SALE PRICE

112 E COTTONWOOD LN | CASA GRANDE, AZ 85122

Sarge Glenn
D 480.214.1126
M 480.390.3515
sglenn@cpiaz.com

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.

04 01 26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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

ABOUT THE PROPERTY

- ±4,160 SF Warehouse (Previously a Pool)
- ±1,258 SF Retail/Office
- ±44,000 SF Yard
- Zoned B-2
- EVAP Cooled
- 12' Clear Height
- 200 Amps, 120/280V, Single Phase
- Auto Use OK
- Signage Available
- Huge Lot



CONTRACTOR OPPORTUNITY

112 E Cottonwood Lane presents a versatile sales/contractor lot opportunity in Casa Grande, Arizona, situated on approximately ±1.16 acres with strong functionality for a variety of commercial users. The property includes ±4,160 SF of indoor storage and ±1,258 SF of retail/office space, complemented by an expansive ±44,000 SF yard, ideal for a sales lot, contractor storage, or equipment staging.

The front building offers a reception area, dedicated office space, break room, and restroom, supporting both customer-facing operations and day-to-day business needs. B-2 Auto use is permitted as well, making this an excellent fit for automotive users, contractors, or businesses requiring outdoor storage and display capabilities.

With available signage and a highly adaptable layout, 112 E Cottonwood Lane offers an outstanding opportunity to own a functional, well-located property in the growing Casa Grande market. Offered for sale at \$825,000 (\$152.27/SF).

Sarge Glenn
D 480.214.1126
M 480.390.3515
sglenn@cpi.az.com

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.

04 01 26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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

PHOTOS



Sarge Glenn
D 480.214.1126
M 480.390.3515
sglenn@cpi.az.com

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.

04 01 26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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

AREA MAP

CASA GRANDE, AZ

Casa Grande is a rapidly growing, highly affordable suburban hub that blends modern living with small-town charm.

With a wide range of housing options, top-notch family amenities, and unbeatable access to both Phoenix and Tucson, it's quickly becoming one of Arizona's most desirable places to live.

Ongoing economic development, exciting community events, and a surge in new commercial projects are driving a wave of energy and opportunity making Casa Grande a smart choice for families, professionals, and investors alike.



Sarge Glenn
 D 480.214.1126
 M 480.390.3515
 sglenn@cpi.az.com

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.

04 01 26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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