

FOR SALE

AVAILABLE | ±6.49 ACRE PROPERTY

IOS SITE WITH BUILDINGS

WMC 85

12,000 GALLON ABOVE GROUND STORAGE TANK

±600 SF STORAGE BUILDING

±4,000 SF OFFICE/WAREHOUSE

±700 SF CANOPY

±2,000 SF CANOPY



THE LEROY BREINHOLT TEAM

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26301 W US HWY 85 | BUCKEYE, AZ 85326



# 26301 W US HWY 85 | BUCKEYE, AZ

## ABOUT THE PROPERTY

<b>BUILDINGS</b>	±4,000 SF Office/Warehouse with ±2,000 SF Canopy <ul style="list-style-type: none"><li>• 2 Offices</li><li>• Break Room</li><li>• 2 Restrooms</li></ul> ±700 SF Canopy ±600 SF Storage Shed
<b>PARCEL SIZE</b>	<b>±6.49 Acres</b>
<b>APN</b>	401-87-008
<b>FRONTAGE</b>	±250' W MC 85
<b>UTILITIES</b>	Septic Tank, Domestic Well Water, 100A & 400A 120/208V 3ph Power (APS)
<b>CLEAR HEIGHT</b>	Warehouse: 16' - 17' Canopy: 11.5'
<b>GRADE LEVEL DOORS</b>	(5) 20' W x 15' H
<b>ZONING</b>	Industrial (IND-2 Maricopa County)
<b>SITE FEATURES</b>	12,000 Gallon Above Ground Storage Tank <ul style="list-style-type: none"><li>• 8,000 gal. Diesel</li><li>• 4,000 gal. Gasoline</li></ul> 6 min. to I-10 Freeway, 2 min. to SR-85 to Gila Bend, 35 min. to I-8 Freeway
<b>SALE PRICE</b>	<b>\$2,690,000 (\$9.50/LAND SF)</b>

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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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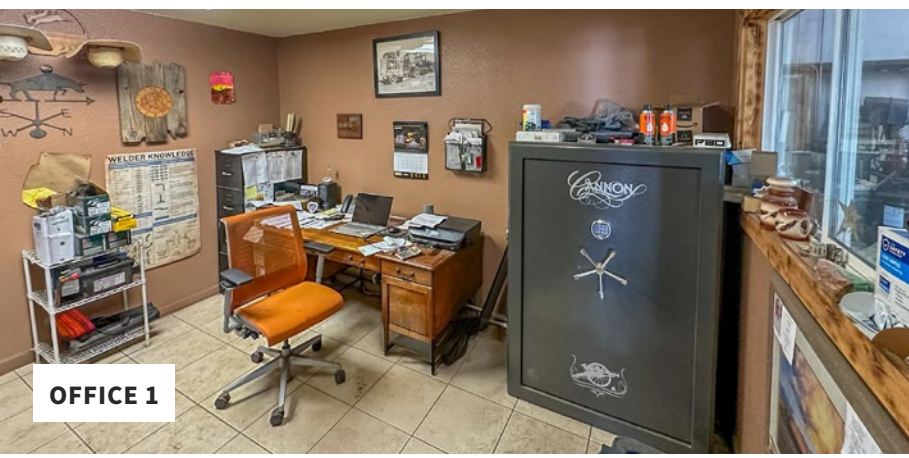
**OFFICE/WAREHOUSE & CANOPY**



**12,000 GALLON ABOVE GROUND DIESEL STORAGE TANK**



**WAREHOUSE**



**OFFICE 1**



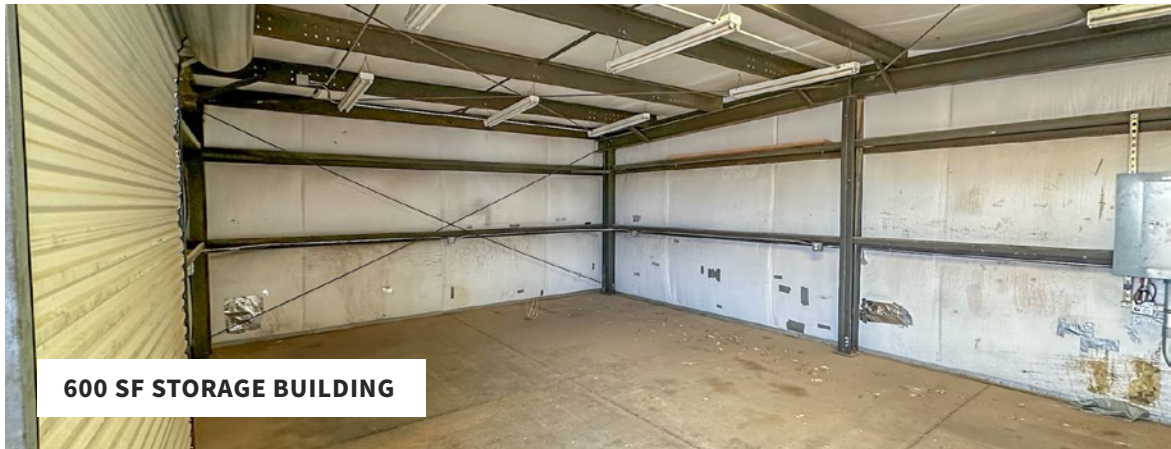
**700 SF CANOPY**



**OFFICE/WAREHOUSE & CANOPY**



**OFFICE 2**



**600 SF STORAGE BUILDING**



**aps** | *HUBwest*



**KOREPOWER**  
(UNDER CONSTRUCTION)



**MARICOPA  
MAINTENANCE  
FACILITY**

**PIERCE AIRPORT**

**WMC 85**



# DRIVE TIMES

**SR-85 HIGHWAY**  
2 MINS

**I-10 FREEWAY**  
6 MINS

**I-8 FREEWAY**  
35 MINS

**PHOENIX, AZ**  
35 MINS

**TUCSON, AZ**  
2 HRS 11 MINS

**LAS VEGAS, NV**  
4 HRS 34 MINS

**SAN DIEGO, CA**  
4 HRS 47 MINS

**LOS ANGELES, CA**  
5 HRS 23 MINS

**ALBUQUERQUE, NM**  
6 HRS 58 MINS



**SITE**

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**COMMERCIAL PROPERTIES INC.**

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