

INDUSTRIAL BUILDINGS W/ YARD FOR SALE/LEASE

230 E COOLIDGE AVE | COOLIDGE, AZ 85128

±12,196
SQUARE FEET

available



PROPERTY DETAILS

- (4) Buildings Totaling ±12,196 SF
 - » (2) Metal Warehouses
 - » (1) Warehouse / Office
 - » (1) Mini Office Building
- ±40,000 SF Lot
- Gated Yard
- Code Approved Fire System
- 220 Amp, 3 Phase Power
- Covered Parking
- 16' Clear Height
- Built in 1929 / Remodeled in 2025
- Zoned I-2, City of Coolidge
- APN: 205-06-2460
- Lease Rate: \$8.00 PSF/YR/NNN
- Sale Price: \$899,000.00

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.



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CDRAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM



Brandon Koplin

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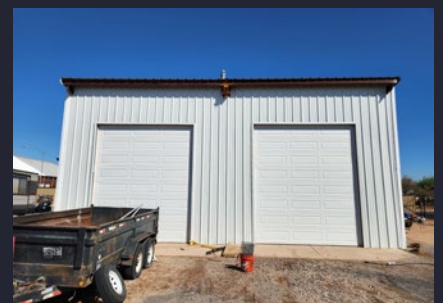
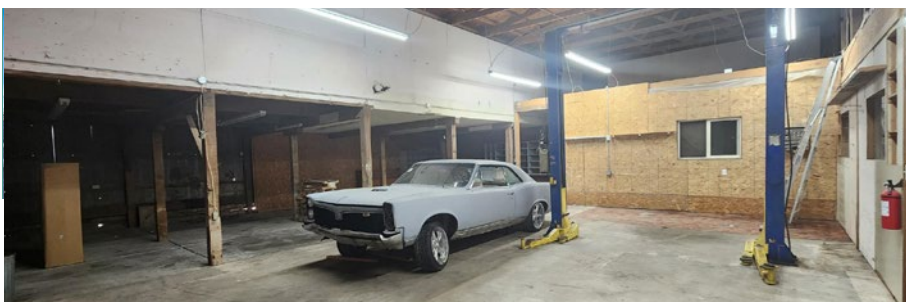
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	5,119	14,168	15,691
Median Age	36.6	35.4	36.1
Bachelor's Degree or Higher	15%	14%	14%
2023 Households	1,742	4,740	5,284
Renter Occupied HHs	648	1,593	1,718
Avg Household Income	\$54,191	\$78,145	\$76,537
Median Household Income	\$45,084	\$56,656	\$55,840
Median Home Value	\$73,691	\$116,382	\$116,947
Median Year Built	1972	1980	1983
Avg Household Size	3	3	3
Total Consumer Spending	\$45.9M	\$148.6M	\$164.3M
Daytime Employees	1,341	2,949	3,569
Businesses	191	345	364