

# FOR LEASE IN APACHE JUNCTION

## OUTSTANDING ±2,000 SF RETAIL LOCATION



LEASE RATE \$3,000 MOD GROSS  
PLUS UTILITIES & 2.7% LEASE TAX

306 S IRONWOOD DR, STE 1 | APACHE JUNCTION, AZ 85120

**PAUL WOODS**

**O 480.966.2301**

**M 480.420.7460**

**pwoods@cpiaz.com**

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**COMMERCIAL PROPERTIES INC.**

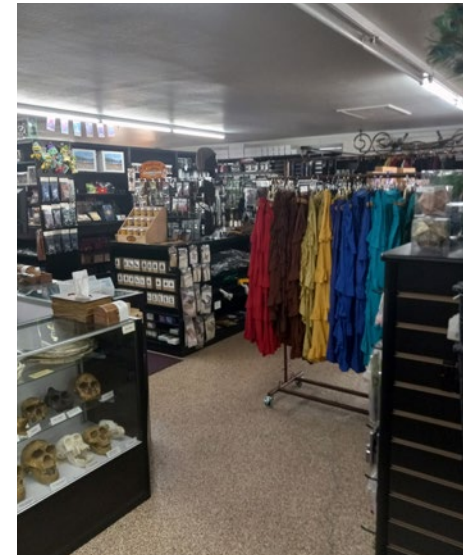
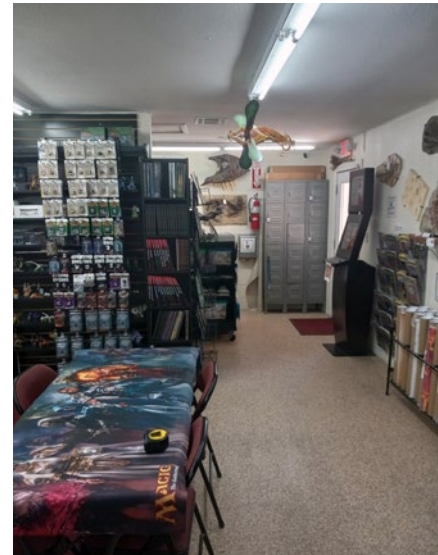
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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

## ABOUT THE PROPERTY

Explore the potential of this exceptional retail property located at 306 S Ironwood Dr in Apache Junction, AZ. Offering a spacious 2,000 square feet of retail area, along with a small gated yard and approx. 90-square-foot storage unit, this property caters to a variety of business needs. With B-1 General Commercial zoning, it provides flexibility for diverse ventures. Additionally, the property features a yard for additional storage, enhancing its utility. Moreover, enjoy the advantage of 99 feet of frontage on Ironwood, providing excellent visibility. Don't miss the opportunity to establish your business in this thriving commercial location.

- Free Standing Building
- Great Retail Frontage on Ironwood
- Gated Yard and Shed for Additional Storage
- Large Area for Retail Sales
- Large Additional Area for Offices or Materials
- Fully Air-Conditioned Throughout
- Up-Front Parking
- 200 Amps, Single Phase Power





# 306 S IRONWOOD DR, STE 1 | APACHE JUNCTION, AZ 85120

**ADDRESS** 306 S Ironwood Dr  
Apache Junction, AZ 85120

**LOT SIZE** ±11,761 SF

**BUILDING SIZE** ± 2,800 SF

**YEAR BUILT** 1978

**FRONTAGE** 99' on Ironwood Dr

**PARKING** (10) Car Parking

**TENANCY** Multiple

**APN** 101-09-1020

**ZONING** B-1

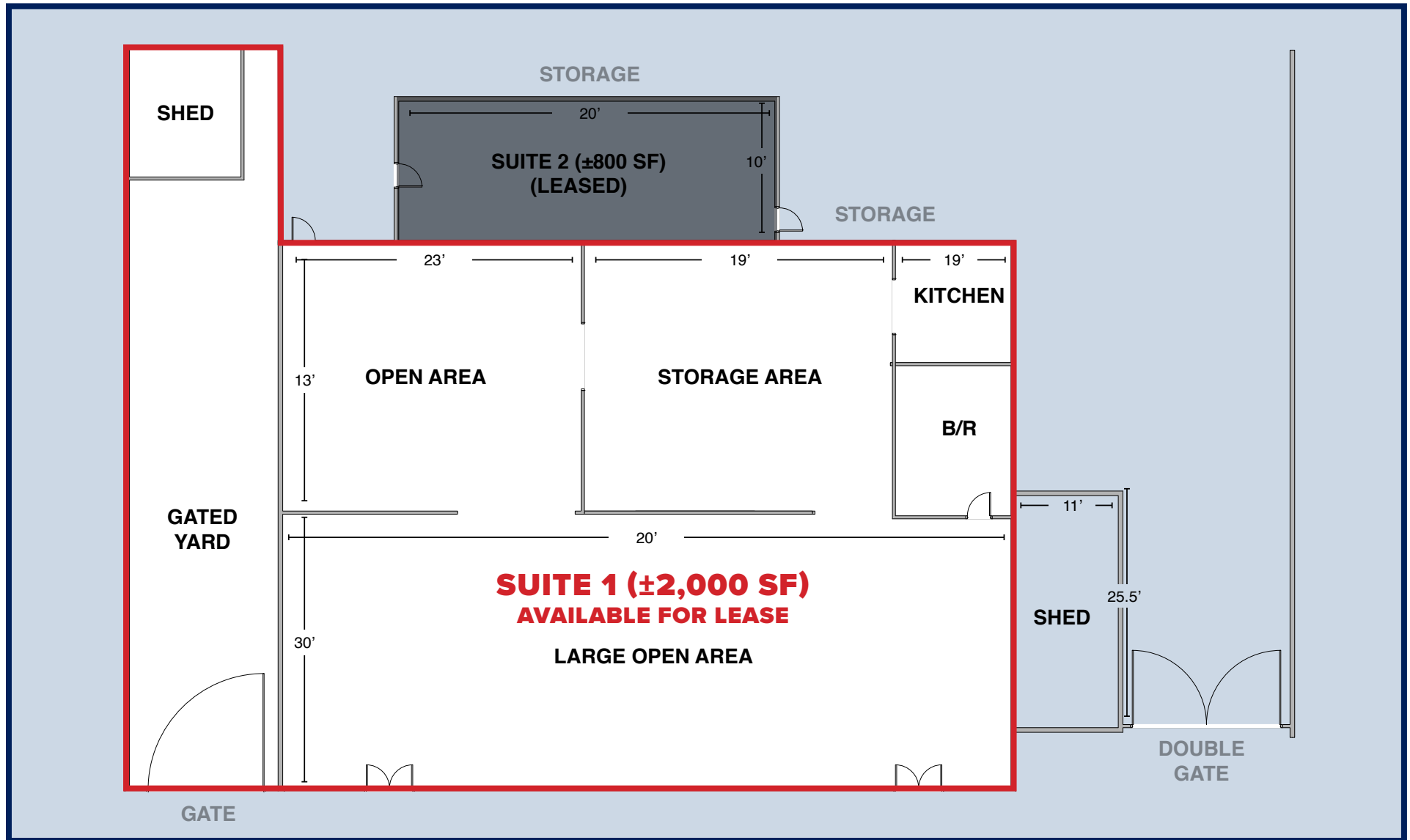
**POWER** 100V / 200 AMPS, 1-Phase

**COOLING** Fully Air Conditioned

**CLEAR HEIGHT** 10' Clear Height

**LEASE RATE** \$3,000 Per Month MG





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