

425

S Main St
Coolidge, AZ

OWNER/USER WITH INCOME INDUSTRIAL WAREHOUSE FOR SALE / LEASE



SALE PRICE: \$1,400,000 (\$100 PSF) | LEASE RATE: \$0.50 NNN

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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. 09 13 24



COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

PROPERTY OVERVIEW

- 14,000 SF Owner/User with Income (\$4,000/Month) Industrial Warehouse Building Available For Sale
- Sale Price: \$1,400,000 (\$100 PSF)
- 6,500 SF Warehouse Space Available For Lease
- Lease Rate: \$0.50 NNN
- 5,000 SF Yard
- Built in 1988

Main St Frontage in the Heart of Coolidge, AZ

- Zoned I-2
- EVAP Cooled Warehouse
- 1 (20' x 20') Grade Level Door
- 600 Amps, 240/120v, 3 Phase, 4 Wire Power
- Automotive Use Permitted
- Florescent Lighting Throughout
- 100% Insulated Walls & Ceilings



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DEMO-GRAPHICS

5-Mile Radius (2023)

Take Advantage of Coolidge AZ's Unprecedented Growth!



16,429

Population



5,541

Households



\$78,015

Average HH Income



36.3

Median Age



+1.2%

10 Year Pop. Growth



14%

Bach. Degree or Higher

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Nikola Manufacturing Plant



Rendering of P&G Facility

AREA AMENITIES

*Welcome To Pinal County!
Where Innovation Meets Opportunity*



Nikola Motors Manufacturing Plant

Nikola Corporation's Coolidge, Arizona manufacturing facility, spanning a vast 1 million square feet (expandable to 2.5 million), represents a \$600 million investment in zero-emission transportation technology. The facility currently produces Nikola Tre battery-electric trucks and Nikola Two hydrogen-electric fuel cell trucks, with in-house battery pack and module production starting soon and fuel cell power module assembly slated for later in 2024. This state-of-the-art hub aims to reach an annual production capacity of 35,000 units, playing a key role in Nikola's ambitious plans for a nationwide hydrogen fueling network and a cleaner transportation future.



Procter & Gamble Manufacturing Facility

Procter & Gamble (P&G), a global consumer goods leader with a diverse portfolio of trusted, quality brands, plans to build a new manufacturing facility in Coolidge, Arizona. The facility will support P&G's fabric care portfolio, which includes products such as Tide PODS, Downy Unstopables, and Bounce Dryer Sheets. The new facility is expected to be operational by 2025, creating approximately 500 new jobs.

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