

# 2,800 SF INDUSTRIAL FLEX SPACE WITH YARD – OPPORTUNITY ZONE

1204 S EMORY DR | KEARNY, AZ 85137



## FOR SALE

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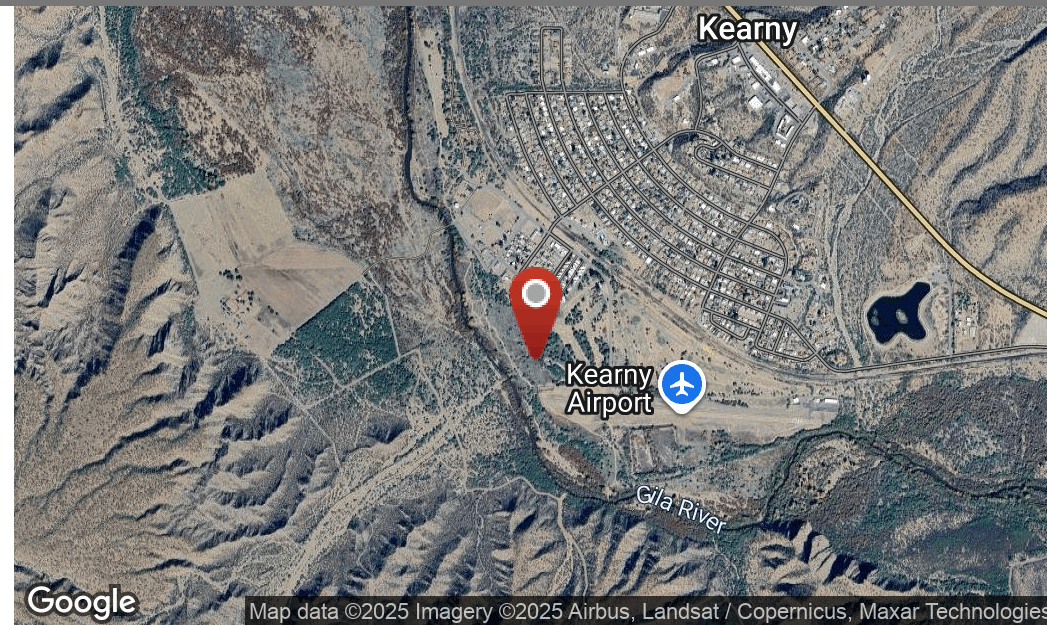




# 2,800 SF INDUSTRIAL FLEX SPACE – KEARNY

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## FOR SALE



### OFFERING SUMMARY

Sale Price:	Unpriced
Building Size:	2,800 SF
APN:	301-13-610, 301-13-611
Lot Size	48,782 SF

### PROPERTY OVERVIEW

This 2,800 SF industrial flex space is situated on a 48,782 SF lot in Kearny, AZ. The property features a small office, three restrooms, an open work space, a breakroom, and commercial sinks. With a clear height of 8 to 9 feet and plenty of gated yard space, the property offers functional versatility. The current tenant pays \$4,200 per month plus TPT tax and is on a short-term lease.

### PROPERTY HIGHLIGHTS

- Year-to-Year Mining Industry Tenant In Place, Property Located between Resolution Copper Magma Mine (Superior), Asarco Ray Complex, and Asarco Hayden Smelter
- Property is zoned C-2 (Commercial) under City of Kearny Zoning with a Future Land Use of Industrial (2035 General Plan)
- Limited Commercial / Industrial Space Available within the Copper Corridor (Superior to San Manuel / Mammoth)

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# SITUATED PERFECTLY IN THE COPPER CORRIDOR BETWEEN LARGE MINES AND SMELTER

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