

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

1204 S EMORY DR | KEARNY, AZ 85137



**FOR SALE**

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FOR SALE



## OFFERING SUMMARY

Sale Price: Unpriced

Building Size: 2,800 SF

APN: 301-13-610, 301-13-611

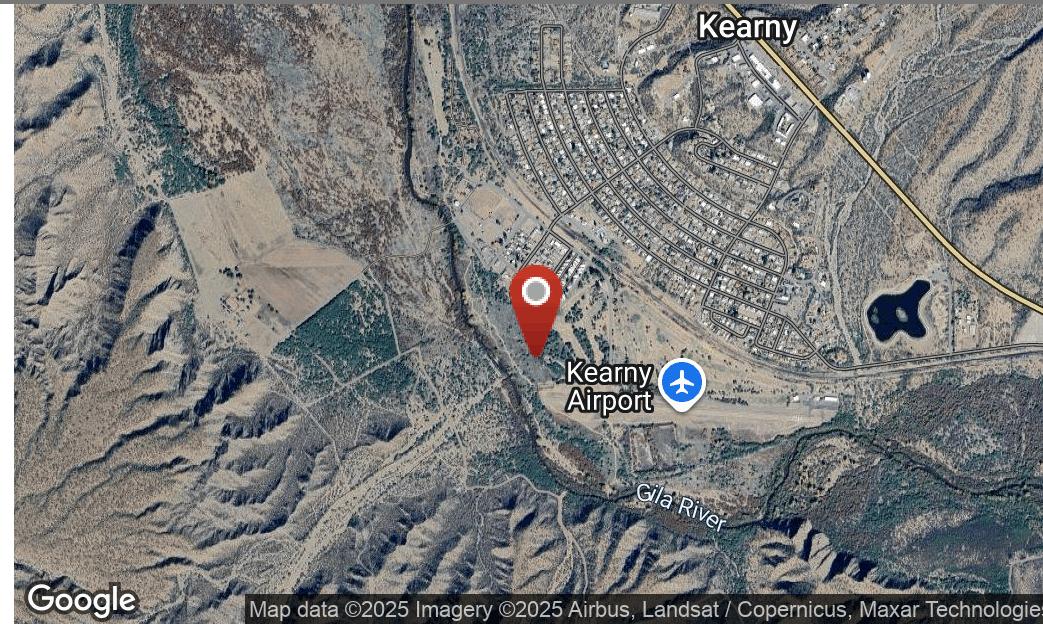
Lot Size 48,782 SF

## 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)



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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

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