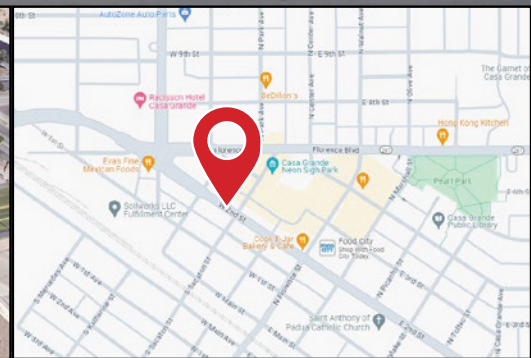


# ±7,915 SF MULTI-TENANT AUTO-REPAIR / RETAIL / OFFICE USE

**312 W 2ND ST**  
 CASA GRANDE, AZ 85122  
 AVAILABLE FOR SALE



LEASE RATE

**\$0.80/SF**  
 (MODIFIED GROSS)

SALES PRICE

**\$850K**  
 (\$107.39/SF)

## ABOUT THE PROPERTY

This 7,915-square-foot building is vintage Downtown Casa Grande, constructed in 1950. Tailored for auto repair or sales purposes, this space is equipped to meet your business needs, comprised of two suites, ±1,687 SF & Balance at ±6,228 SF.



<b>BUILDING SIZE</b>	±7,915 SF
<b>LOT SIZE</b>	±11,761 SF
<b>ZONING</b>	B-3, CASA GRANDE
<b>APN</b>	5 0 7 - 0 7 - 0 3 7 0
<b>RECENT IMPROVEMENTS</b>	NEW ROOF MAY 2024
<b>POWER</b>	3-PHASE, 200A
<b>AVAILABLE SPACE:</b>	<b>LEASED SPACE:</b>
<b>Warehouse &amp; Shop</b> ±6,228 SF \$5,000/MO MG	<b>Retail &amp; Office</b> ±1,687 SF LEASE ENDS 09/30/27
Warehouse: ±4,528	*Income Stream to Offset Mortgage Payments
Office: ±1,700	



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

2323 W. University Dr. Tempe, AZ 85281  
 8767 E Via de Comercio, Ste 101, Scottsdale, AZ 85258  
 480.966.2301 | WWW.CPIAZ.COM

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.

**TOBY CAMPBELL**

D 480.214.1123  
 M 602.561.2946  
 tcampbell@cpiaz.com

02/12/25

# ≈7,915 SF MULTI-TENANT AUTO-REPAIR / RETAIL / OFFICE USE



## BUILDING LAY-OUT

- LARGE SHOWROOM
- (2) RECEPTION AREAS
- (2) OFFICES
- (1) BULLPEN
- (3) RESTROOMS

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**GRADE LEVEL DOORS**      1) 10' X 10'  
   1) 14' X 10'

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**CLEAR HEIGHT**      13' - 16'

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**TENANCY**              MULTIPLE

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**FRONTAGE**            ON 2ND STREET

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**SALES PRICE**        \$850,000 (\$107.39/SF)

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**LEASE RATE**        \$0.80 PSF MG

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