

# ±9.42 ACRES INDUSTRIAL LAND AVAILABLE FOR SALE

## PROPERTY FEATURES

Location	9105 N El Mirage Rd El Mirage, AZ 85335
Parcel Size	±9.42 Acres
Parcel APN	501-45-997
Zoning	CP (Commerce Park) for Flexible Commercial & Industrial Uses
Frontage	550' of Frontage N El Mirage Rd
Sale Price	\$6,150,000
Utilities	12" PVC Water Line in Center of El Mirage Road (City of El Mirage) Sewer Line on East Side of El Mirage Road



9105 N EL MIRAGE RD | EL MIRAGE, AZ 85335

For More Information, Please Contact  
an Exclusive Listing Agent:

**Jeff Hays**  
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M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
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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.

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**±9.42 ACRES OF INDUSTRIAL LAND W/ EL MIRAGE RD FRONTAGE**

**9105 N EL MIRAGE RD | EL MIRAGE, AZ 85335**

**AVAILABLE FOR SALE**



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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)



# ±9.42 ACRES WITH EL MIRAGE ROAD FRONTAGE WITH FLEXIBLE CP ZONING



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