



1317 West Industrial Drive  
Coolidge, Arizona

# For sale

±2.7 Industrial acres  
Coolidge, Arizona

## Property details

Approximately 2.7 acres offered for sale within an existing Industrial Park in Coolidge, Arizona.

- Parcel Number: 209-25-018, Pinal County
- Zoning: Industrial
- Improvements: pavement and roads all completed
- **Utilities:**
  - Water: AZ Water Company
  - Sewer: City of Coolidge
  - Power: APS
  - Internet/Cable: CenturyLink
- **Surrounding tenants:**
  - MUV CBD (dispensary)
  - Verano (cannabis manufacturing company)
  - Countertop manufacturing company
  - Bright International Corp (cosmetics)
  - Felix Construction (water & wastewater contractor)



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## Location highlights

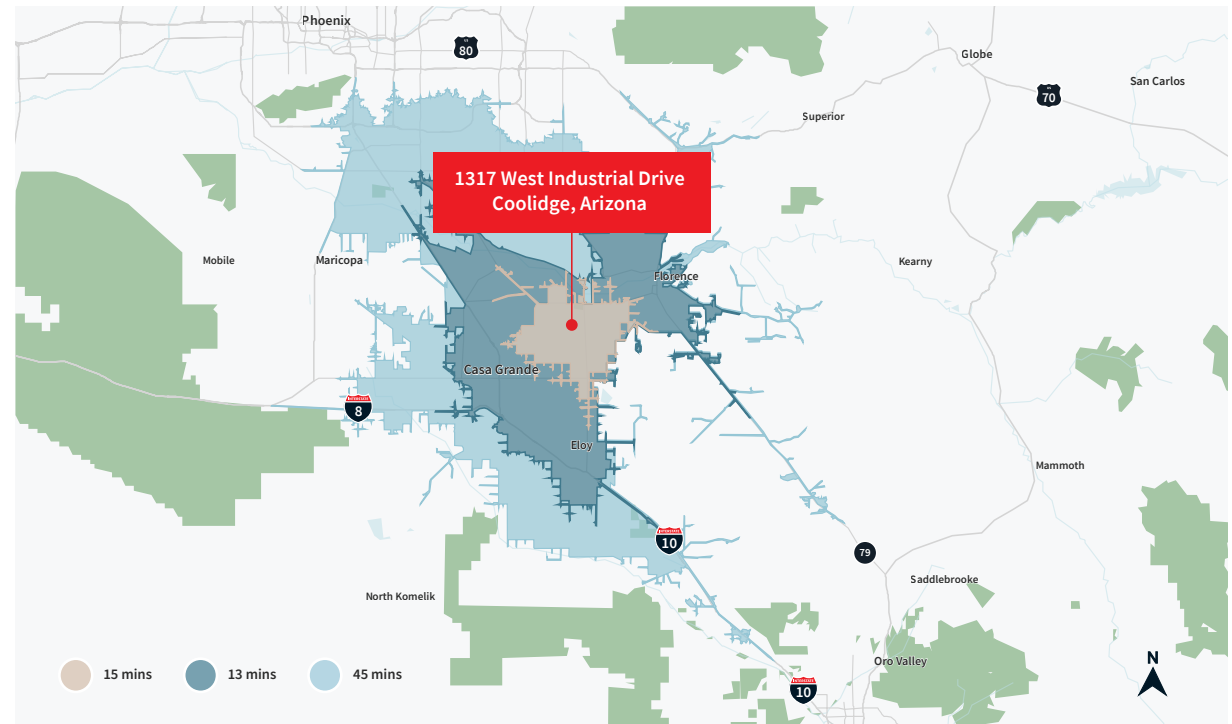
- Located within a small, existing Industrial Park
- ±1.5 miles / 3 minutes from SR 87 and central Coolidge
- ±11 miles / 15 minutes to Interstate 10
- ±55 miles / 1 hour to Downtown Phoenix
- ±65 miles / 1 hour to Downtown Tucson



# ±2.7 acres for sale

## 45-minute Demographics:

- 2023 Population: 801,813
- 2028 Est. Population: 837,839
- 2023-2028 Annual Pop. Growth Rate: 0.88%
- Average HH Income: \$125,170
- Median Home Value: \$391,014
- Per Capita Income: \$42,931
- Median Age: 35.4
- Labor Force Population: 384,111
  - Employed: 96.5%
  - Unemployment Rate: 3.5%



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