

FOR SALE

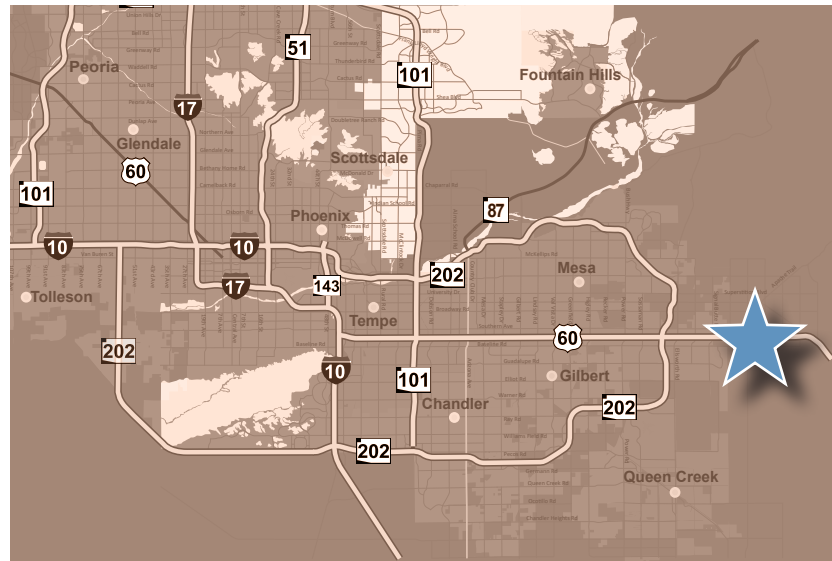
1544 TO 1474 E. 18TH AVENUE | APACHE JUNCTION, AZ 85119

±7,000 SF INDUSTRIAL

WAREHOUSE WITH LARGE GATED YARD AND EXTRA GATED PARCEL



Exceptional investment opportunity with this ±7,000 SF Industrial property located at 1544 to 1474 East 18th Avenue. Built in 1985 and zoned B-5 Industrial, this strategically positioned asset offers versatile functionality for warehouse & distribution operations. With prime access to the East Valley area and its robust economic environment, this property presents an ideal prospect for industrial investors seeking a strong return on investment. The well-maintained building and its industrial zoning ensure long-term potential and flexibility for a range of industrial uses.



REX GRISWOLD

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC

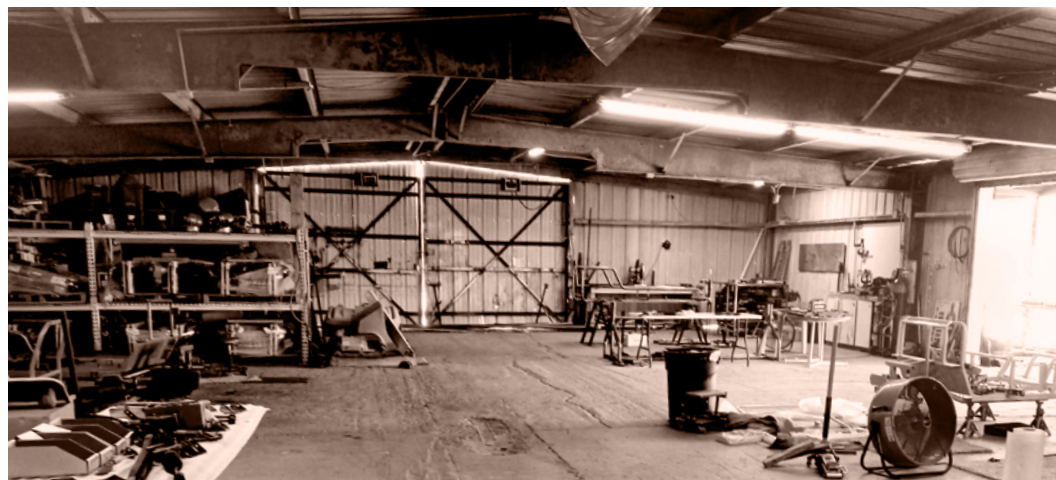
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ABOUT THE PROPERTY

- ±40,511 SF Land (±0.93 AC)
- ±7,000 SF Warehouse Building
- ±800 SF Office Space
- (2) Restrooms
- APN: 102-07-207A, 205A
- Zoned B-5 Industrial
- 400 Amp Power
- Gated Yard
- 12' Clear Height
- (7) 12' x 10' Grade Level Doors
- Constructed in 1985
- ±350' Frontage on 18th Ave.
- Signage Opportunity
- Versatile Functionality for Warehouse and Distribution Operations
- **SALE PRICE: \$1,450,000.00**



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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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