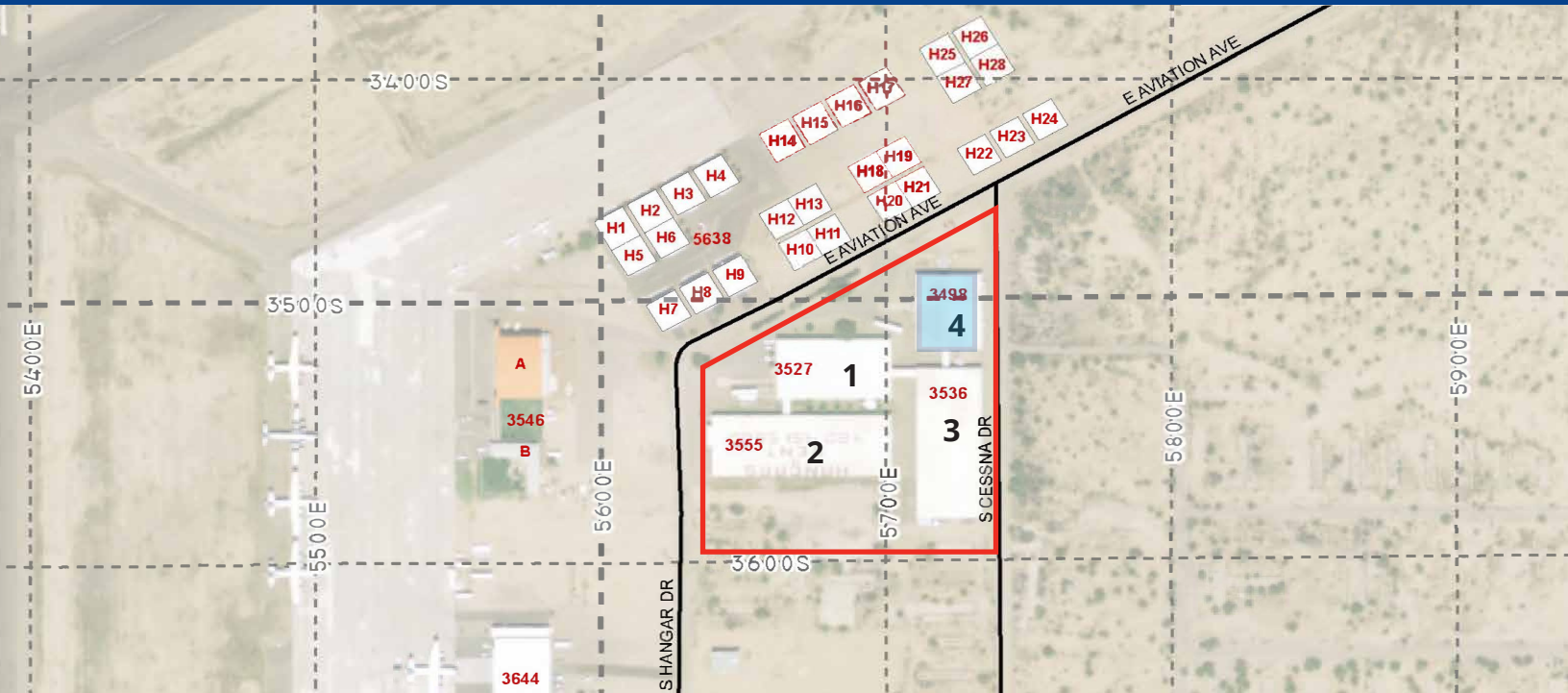


FOR LEASE | TERM AND RATE NEGOTIABLE*

Buildings at Coolidge Airport

Colliers

COOLIDGE, ARIZONA



±118,800 SF Industrial and Hangar Buildings at Coolidge Airport - Coolidge, Arizona - Pinal County

Building 1 - 3527 S. Hangar Drive
±25,200 SF Leased to Daycraft Systems

Building 2 - 3555 S. Hangar Drive
±39,600 SF (120' x 330') Currently leased short term

Building 3 - 3536 S. Cessna Drive
±36,000 SF (120' x 300') Leased

Building 4 - 3498 S. Hangar Drive
±18,000 SF

LOT SIZE: ±9 ACRES

Lease Rate \$0.45 PSF NNN

Land Lease paid through 2026.

Land Lease extension with City of
Coolidge to be negotiated.



**All Buildings Premium Insulated
Butler buildings built in 1987.**

*These Buildings are on City of Coolidge Leased Land

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BUILDING AMENITIES

- City of Coolidge Zoning: Commercial/Manufacturing/Hangar
- Roll-up doors on Buildings 1 and 4
- Door Height: 14 feet 6 inches for Bldgs 1, 3 and 4; Bldg 2 has a 40-foot wide bi-fold hanger door; and Bldg 3 has a 58-foot wide, electric controlled hydraulic operated hangar door.

ELECTRICAL

- 200 Amp to Building 1 | 400 Amp/3 Phase/120 Delta Power on Building 4
- Four RV parking with Power and Sewer hook-ups
- No existing sprinkler system

TAXIWAY ACCESS

- Buildings 1 and 2 accessible to Coolidge Municipal Airport
- Buildings 1 and 2 roofs can be lifted

FUTURE MANUFACTURING NEARBY

- Lucid Motors manufacturing facilities now in operation: 1000 W. Peters Rd, Casa Grande, Arizona (31 miles from subject property)
- Nikola Corporation manufacturing facility under construction: Houser Rd/Vail Rd, Coolidge, Arizona (23 miles from subject property)
- Real Estate Taxes (buildings only): \$33,330/year +/-



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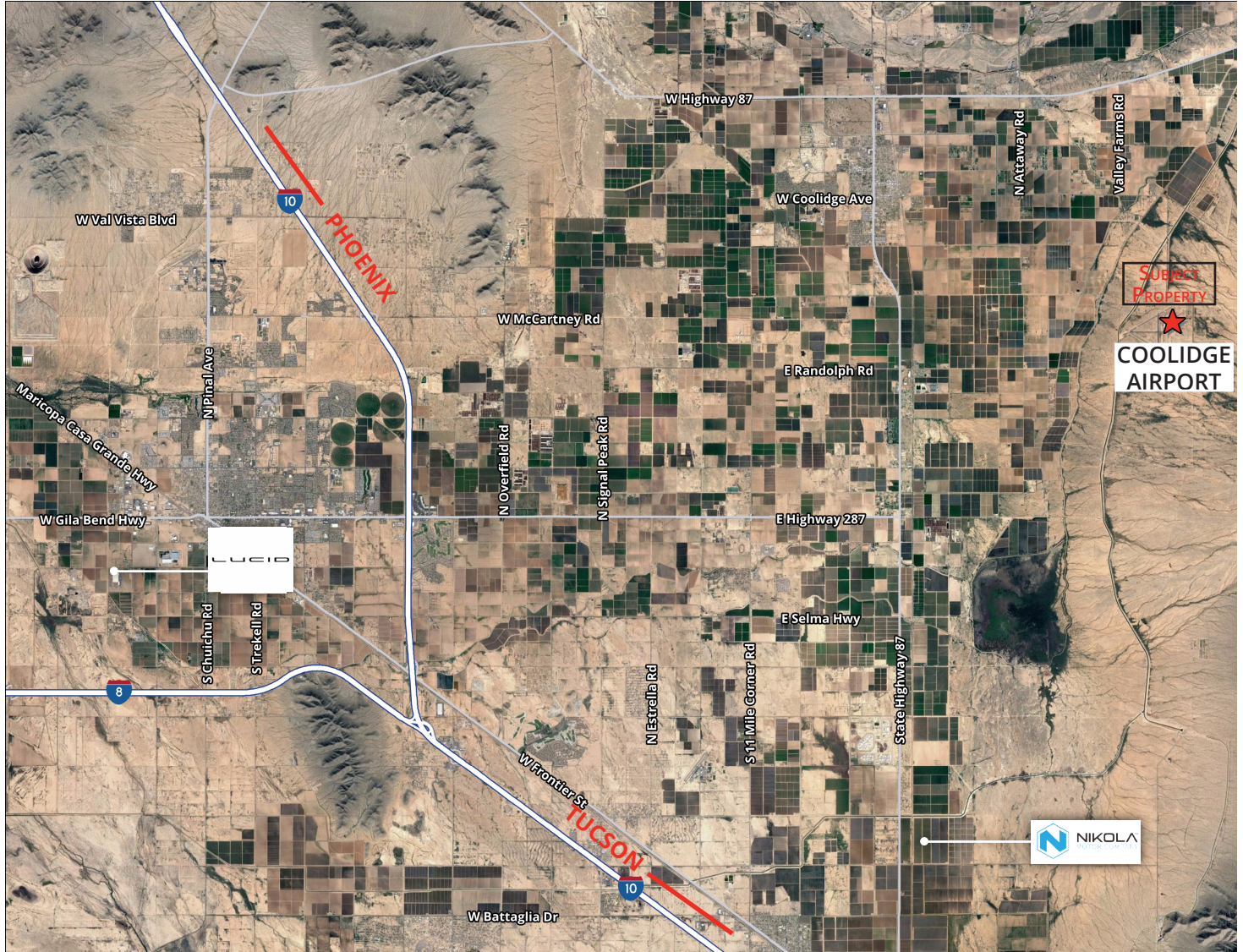


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COOLIDGE AIRPORT TO CASA GRANDE - 30 MILES
COOLIDGE AIRPORT TO PHOENIX METRO - 65 MILES
COOLIDGE AIRPORT TO TUCSON METRO - 75 MILES

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