



5818 S Kings Ranch Rd | Gold Canyon, AZ 85118

# BRAND NEW CONSTRUCTION

Single-Tenant Metal Warehouse Available For Lease

# \$4,000.00

Per Month + NNN's

The LEROY  
BREINHOLT  
Team

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# NEWLY BUILT SINGLE-TENANT METAL WAREHOUSE BUILDING FOR LEASE

This versatile 6,000 SF industrial warehouse in Gold Canyon is engineered for flexibility, accommodating a wide range of business needs from light manufacturing to e-commerce fulfillment. The fully spray-foam insulated building (50' x 120') features a functional design with a 21-foot peak height, ideal for vehicle lifts, fabrication equipment, or the included pallet racking. Access is exceptional, with three 14'x14' roll-up doors for easy movement of large vehicles and materials, supported by an oversized paved driveway for simple truck turnaround.

A key feature is the ability to easily demise the space into two 3,000 SF bays, each with its own sub-panel and man door, allowing for a combined shop/office setup or separate operations. With ample power—upgradeable to 600 amps—and a massive 24-space paved parking lot for trucks, trailers, and staff, this property is a rare find.

**Superior Access & Height:** Features three (3) 14' x 14' insulated roll-up doors and an interior height of 21 feet at the peak (16 feet at the eaves), easily accommodating large vehicles, equipment, and vertical storage.

**Extensive Paved Site:** Includes a substantial 24-space paved parking lot (approx. 15,000 SF) and an oversized 30' x 100' paved driveway, providing excellent truck maneuverability and ample room for a fleet, customers, and employees.

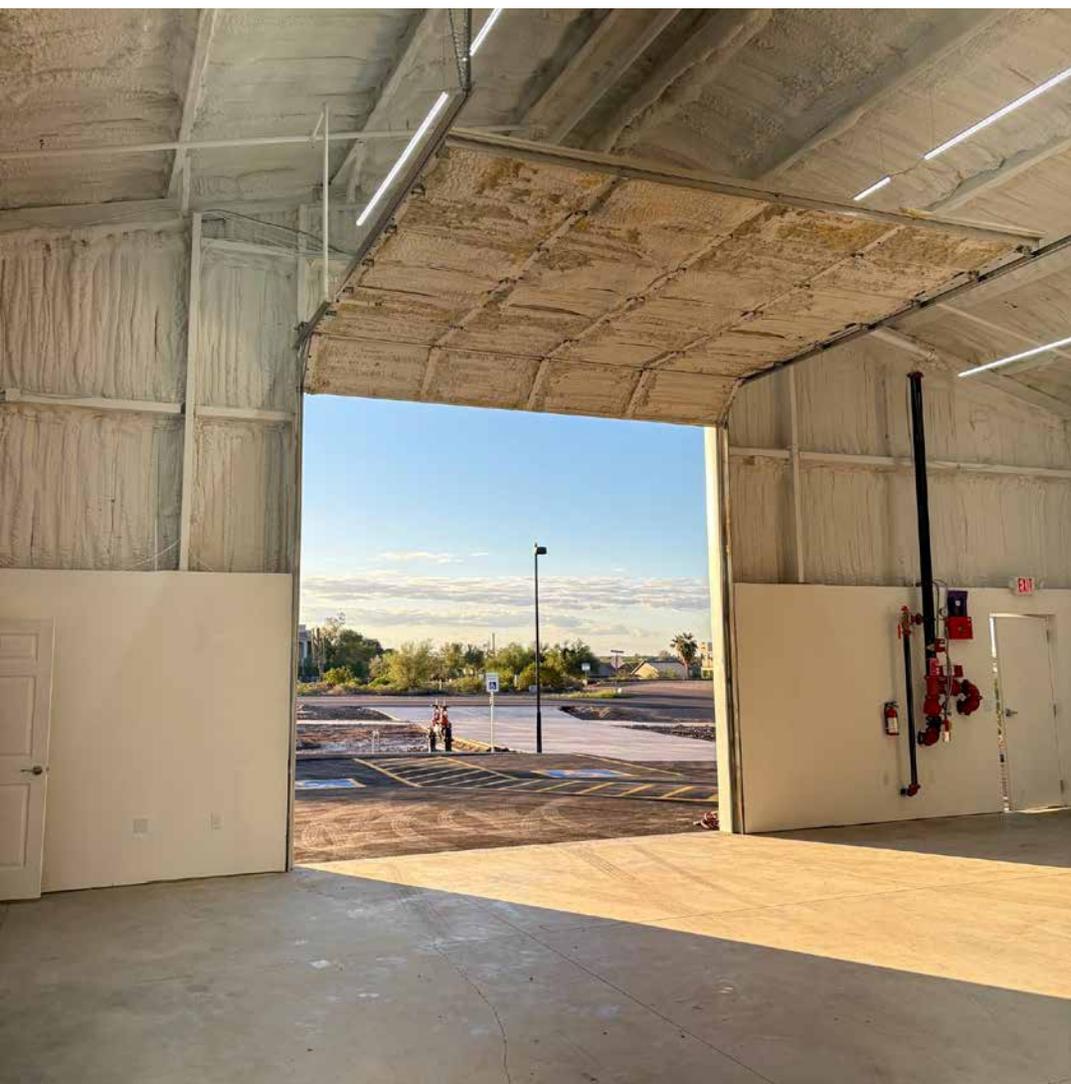
**Ready Infrastructure:** Equipped with two separate sub-panels and approximately 110 linear feet of 12-foot-tall pallet racking, offering a significant head start on storage and operations.

**Build-Out Ready:** The space is ready for optional mini-split AC/heat systems, allowing for the efficient build-out of office space to suit your specific needs.

This unique combination of power, access, and flexibility makes it the perfect solution for light manufacturing, contractor/trades workspaces, distribution or fulfillment, automotive or fabrication shops, and e-commerce inventory operations.

## PROPERTY SUMMARY

Address	5818 S Kings Ranch Rd Gold Canyon, AZ 85118
Building Size	±6,000 SF (50' x 120')
Tenancy	Single-Tenant
Year Built	2025
Building Height	21' @ Peak, 16' @ Eaves
Roll-Up Doors	3 (14' W x 14' H)
Power	Upgradeable to 600 Amps through SRP
Parking	24 Space Paved Lot
Lease Rate	<b>\$4,000/Month + NNN Expenses</b>





LOST GOLDMINE TRAILHEAD

MONTANA CUSTOM HOMES

SUPERSTITION MOUNTAIN GOLF & COUNTRY CLUB

±45 MINS TO PHOENIX, AZ

QUALITY CONTRACTOR SERVICES



Bashas'

GOLD CANYON VILLAGE

MOUNTAIN BROOK GOLF CLUB

GOLD CANYON GOLF COURSE

SITE



GOLD CANYON GOLF & RV RESORT



Walgreens

±1 HR 45 MINS TO TUCSON, AZ



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# ABOUT GOLD CANYON, ARIZONA

Gold Canyon, Arizona, has evolved from a serene desert oasis into a strategic gateway at the eastern edge of the dynamic Phoenix-Mesa metropolitan area. Nestled at the foot of the iconic Superstition Mountains, Gold Canyon leverages its prime position in Pinal County—one of the fastest-growing industrial and manufacturing corridors in the nation. It combines an exceptional quality of life with a rapidly expanding economic base, offering businesses a unique position to access the metro area's resources without its congestion.



The area's pro-business environment is anchored by its unmatched logistical advantages. Gold Canyon offers immediate access to the US-60 (Superstition Freeway), providing a direct artery for vehicles and freight to the entire Southeast Valley, including Mesa, Gilbert, and Chandler. This vital corridor places businesses just 30 minutes from Phoenix-Mesa Gateway Airport, a major national air cargo and logistics hub.

This strategic location is ideal for businesses serving the high-growth East Valley. With a robust and expanding local workforce, Gold Canyon is perfectly positioned for light manufacturing, e-commerce fulfillment, and contractor services. The area's desirable lifestyle and growing residential communities ensure a stable talent pool, making Gold Canyon an ideal setting for businesses to plant their flag and grow.



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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