

# FOR SALE | Development Opportunity

Power Marketplace Business Park | Queen Creek AZ 85142



## \$2,503,590

	Lot 10	Lot 12	Combined SF
ADDRESS	18659 E Business Park Dr.	18394 S 187th Pl.	
PARCEL SIZE	± 96,984 SF	± 69,922 SF	± 166,906 SF
APN #	304-62-192	304-62-194	
ZONING	Industrial EMP-A (Queen Creek)		

Exclusive Listing Agent

**Dan Colton, CCIM**

C: 602.828.1755 | O: 480.894.3633

[dcolton@coltoncommercial.com](mailto:dcolton@coltoncommercial.com)

2206 S. Priest Drive | Tempe AZ 85282



*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

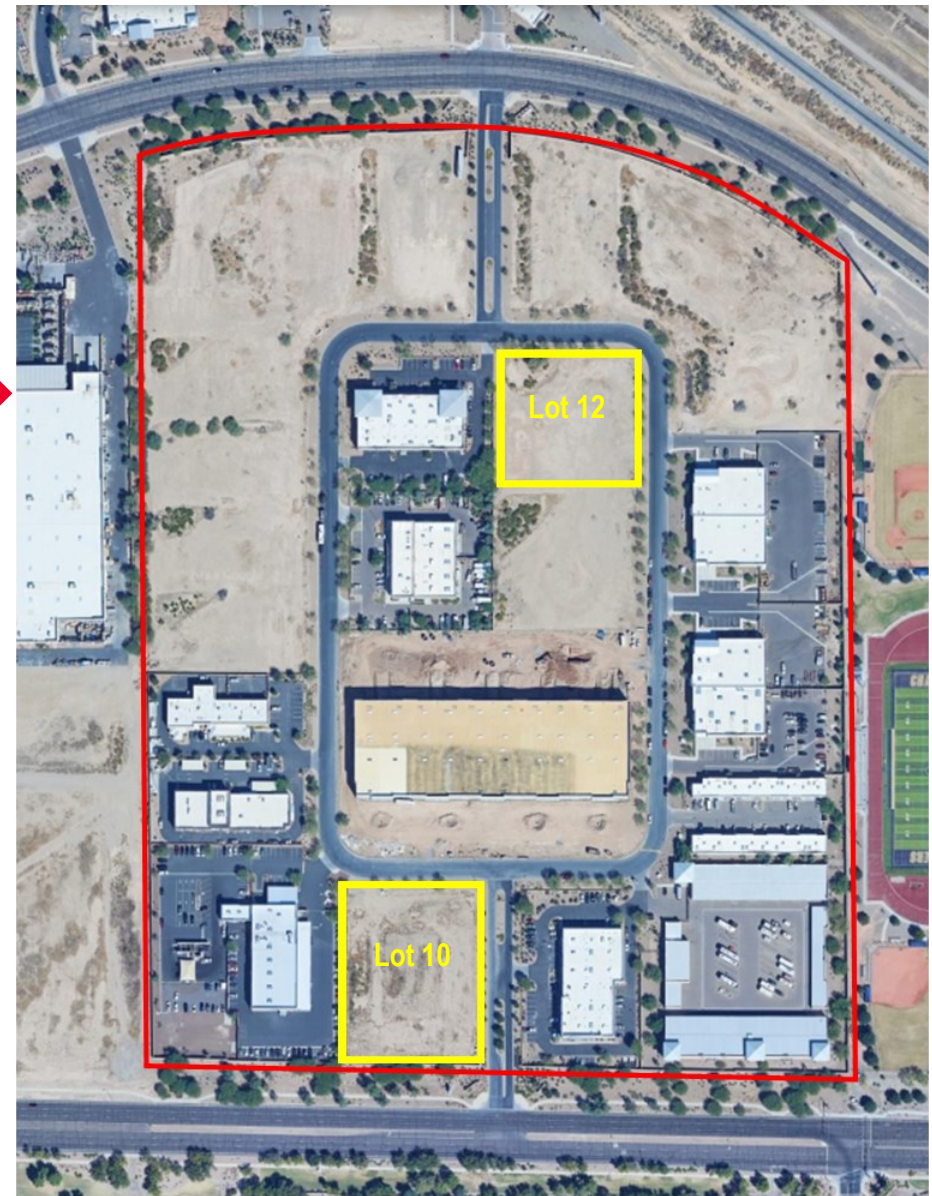
# FOR SALE | Vacant Land

Power Marketplace Business Park  
18659 E Business Park Dr. & 18394 S 187<sup>th</sup> Pl.  
Queen Creek AZ 85142

**\$2,503,590** cash

## Development Opportunity

- ▶ Two parcels available
  - ▶ Lot 10: +96,984 SF (18659 E Business Park Dr.)
  - ▶ Lot 12: ± 69,922 SF (18394 S 187th Pl.)
- ▶ Access from E Rittenhouse Road and/or E Germann Road
- ▶ Desirable location in the fast-growing, affluent Southeast Valley
- ▶ Less than 10 minutes from Phoenix-Mesa Gateway airport
- ▶ Less than 15 minutes from Loop 202
- ▶ Zoning: Industrial EMP-A
- ▶ Existing business (partial listing:) NAPA Autoparts, Superstition Hobbies, Iconic Garage Door Services, Arizona Car Keys & Remotes



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