

INDUSTRIAL BUILDINGS

WITH PRIVATE YARD

AVAILABLE FOR LEASE

1575 E 18TH AVE, APACHE JUNCTION, AZ 85119

Building Size	±1,758 SF Office & Warehouse
	±1,242 SF Warehouse
	±3,000 SF Total
Canopy Size	±600 SF
Lot Size	±0.48 Acres (±21,000 SF)
Zoning	CI-1, City of Apache Junction
Power	Ample
Access	Fenced Yard with Motorized Gate

Please Contact an Exclusive Listing Agent:

THE **LEROY BREINHOLT**
TEAM

Cory Sposi
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com



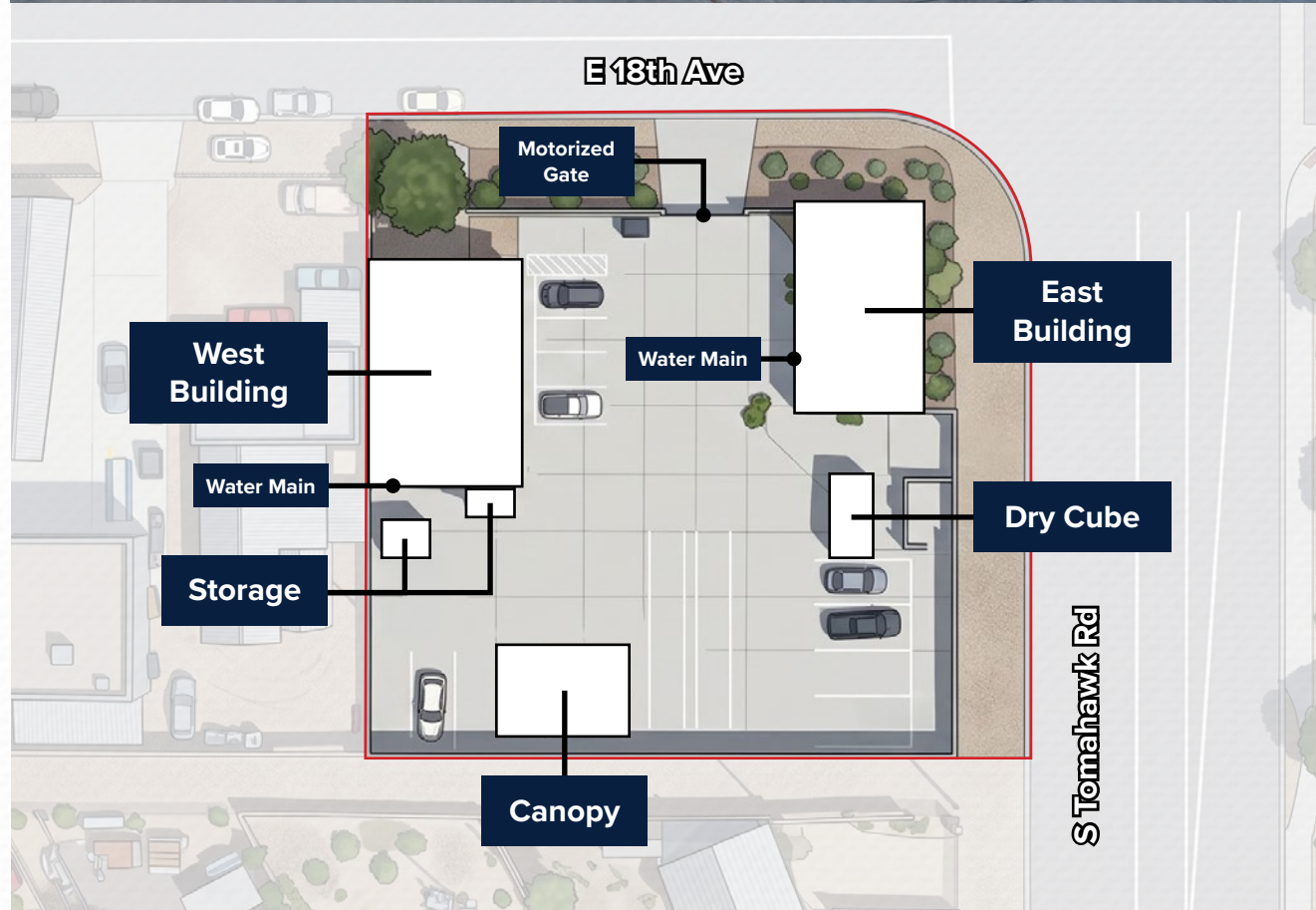
COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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AREA OVERVIEW

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PRIME EASY VALLEY LOCATION

Strategically positioned within a rapidly expanding East Valley industrial corridor, this contractor yard offers exceptional regional connectivity for service, storage, and distribution operations. The property provides immediate proximity to the US-60, allowing for highly efficient routing to both the Loop 202 and State Route 24 freeways. The surrounding trade area is bolstered by a booming tech and manufacturing sector, sitting just a short drive from major corporate facilities and data centers for Meta, Apple, LG, Amazon, and Google.

Furthermore, its direct access to the Phoenix-Mesa Gateway Airport and Arizona State University Polytechnic campus positions this site perfectly for growing industrial and contracting businesses needing a highly accessible, central base in the Southeast Valley.

