

429 S Main St Coolidge, AZ

Single Tenant **INDUSTRIAL WAREHOUSE FOR SALE / LEASE**



SALE PRICE: \$875,000 (\$125 PSF) | LEASE RATE: \$10.00 NNN

Brandon Koplin
D 480.214.1103
M 602.373.4717
bkoplin@cpiaz.com

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.
09 03 25



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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

PROPERTY OVERVIEW

Main St Frontage in the Heart of Coolidge, AZ

- 7,000 SF Single-Tenant Freestanding Industrial Warehouse Building Available For Sale or Lease
- Sale Price: \$875,000 (\$125 PSF)
- Lease Rate: \$10.00 NNN
- 10,000 SF Yard
- Built in 1947
- Zoned I-2
- EVAP Cooled Warehouse
- 1 (12' x 12') Grade Level Door
- 200 Amps, 120/208 Volts, & 3 Phase Power
- Automotive Use Permitted
- Florescent Lighting Throughout



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.

09.03.25

429 S Main St
Coolidge, AZ

For More Information, Contact an Exclusive Listing Agent:

Brandon Koplin

D 480.214.1103

M 602.373.4717

bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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



DEMO- GRAPHICS

5-Mile Radius (2023)

*Take Advantage of Coolidge AZ's
Unprecedented Growth!*



16,429

Population



5,541

Households



\$78,015

Average HH Income



36.3

Median Age



+1.2%

10 Year Pop. Growth



14%

Bach. Degree or Higher

429 S Main St
Coolidge, AZ



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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



Nikola Manufacturing Plant



Rendering of P&G Facility

AREA AMENITIES



Nikola Motors Manufacturing Plant

Nikola Corporation's Coolidge, Arizona manufacturing facility, spanning a vast 1 million square feet (expandable to 2.5 million), represents a \$600 million investment in zero-emission transportation technology. The facility currently produces Nikola Tre battery-electric trucks and Nikola Two hydrogen-electric fuel cell trucks, with in-house battery pack and module production starting soon and fuel cell power module assembly slated for later in 2024. This state-of-the-art hub aims to reach an annual production capacity of 35,000 units, playing a key role in Nikola's ambitious plans for a nationwide hydrogen fueling network and a cleaner transportation future.



Procter & Gamble Manufacturing Facility

Procter & Gamble (P&G), a global consumer goods leader with a diverse portfolio of trusted, quality brands, plans to build a new manufacturing facility in Coolidge, Arizona. The facility will support P&G's fabric care portfolio, which includes products such as Tide PODS, Downy Unstopables, and Bounce Dryer Sheets. The new facility is expected to be operational by 2025, creating approximately 500 new jobs.

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.

09.03.25

429 S Main St
Coolidge, AZ

For More Information, Contact an Exclusive Listing Agent:

Brandon Koplin
D 480.214.1103
M 602.373.4717
bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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