



**\$13.00 NNN**

(NNN's = \$3.00/SF/Year)

Total Rent: \$8,400/Month +  
2.5% Lease Tax and Utilities

11357 E Apache Trl | Apache Junction-Mesa, AZ 85120

# **±6,300 SF RETAIL BUILDING AVAILABLE FOR LEASE**

**Retail/Auto/RV/Boat/Equipment Sales with Showroom | ±15,000 SF Gated Yard**

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# RETAIL BUILDING AVAILABLE FOR LEASE

Available for lease, this versatile  $\pm 6,300$  SF freestanding building offers an exceptional opportunity for retail, auto, boat, or equipment sales users in a prime East Valley location. Situated on a C-3 zoned lot with fantastic visibility and signage on E. Apache Trail, the property is perfectly suited for a wide range of businesses.

The property's functional layout includes  $\pm 4,000$  SF of showroom space and  $\pm 1,300$  SF of supporting office area. The primary feature is an expansive  $\pm 15,000$  SF gated yard, providing a highly visible opportunity for secure outdoor display and storage.

## PROPERTY SUMMARY

Address	11357 E Apache Trail Apache Junction-Mesa, AZ 85120
Building Size	$\pm 6,300$ SF ( $\pm 1,300$ SF Office)
Yard Size	$\pm 15,000$ SF (Gated)
Lease Rate	\$13.00 NNN (NNN's = \$3.00/SF/Year)
Office Layout	Reception, 3 Offices, 2 Restrooms
Parcel	220-66-032B
Zoning	C-3, City of Apache Junction
Clear Height	10'

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.

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