



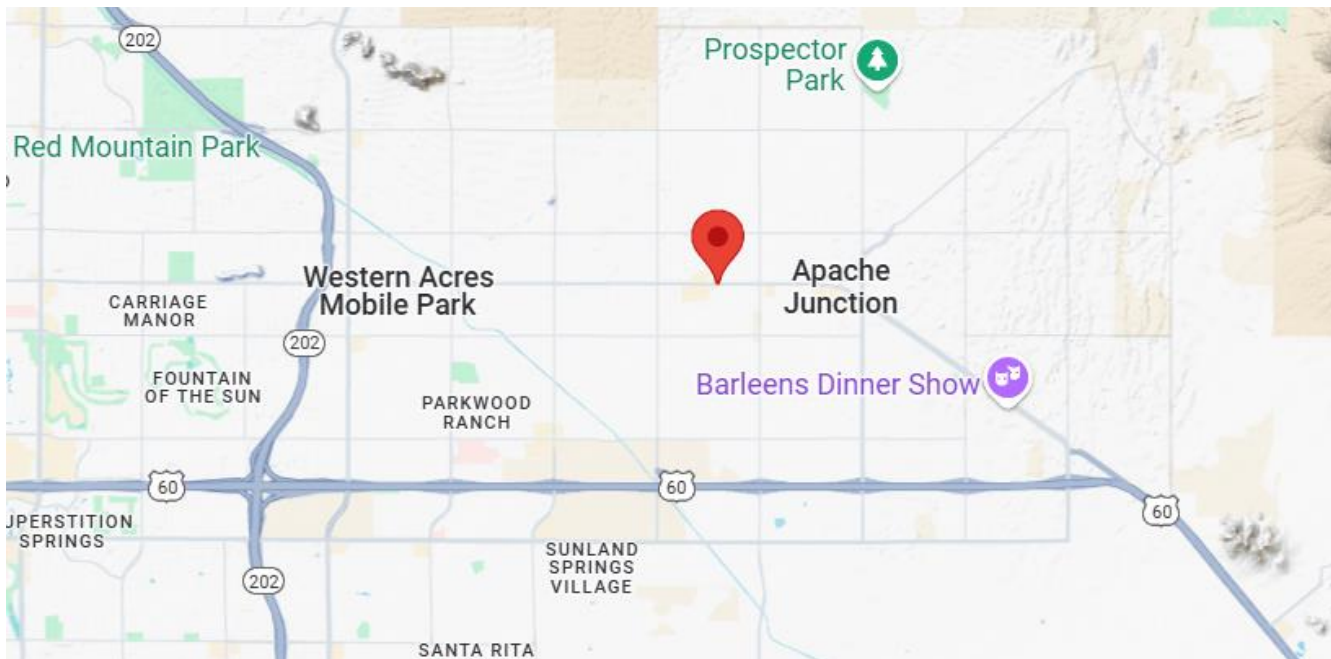
**MHG Commercial**  
*Where Business meets **BOLD***  
1702 E McNair Drive  
Tempe, AZ 85283 | United States  
mhgcommercial.com  
*powered by My Home Group*

# Industrial Yard with Office \$1,250,000



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2244 W Apache Trail  
Apache Junction, AZ 85120



## Property Data

Parcel ID	101-03-022
Lot Size	±30,001 SF
Building Size	865 SF
Zoning	AH (Apache Junction)

### Key Features

- *Strategic Location:* Situated along the high-visibility Apache Trail corridor, offering excellent exposure for industrial or commercial operations.
- *Zoning Flexibility:* AH zoning accommodates a variety of industrial uses, providing potential for diverse business applications.
- *Established Infrastructure:* Existing 865 SF structure on-site, suitable for office or operational use.
- *Accessibility:* Proximity to major transportation routes, facilitating ease of logistics and distribution.

### Investment Potential

- *Growth Area:* Located in Apache Junction, an area experiencing growth and development, enhancing long-term investment prospects.
- *Versatile Use:* Ideal for businesses seeking a compact industrial yard with existing facilities and room for customization.





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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

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