



FOR LEASE | WAREHOUSE/OFFICE

FREESTANDING INDUSTRIAL BUILDINGS

1210 W Tee St & Bldg 2 W Service St , Casa Grande, AZ 85122

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$1.00 SF/month (MG)
Lot Size:	5.71 Acres
Building Size:	4,000 SF
Zoning:	I-1` (Garden & Light Industrial)
Cross Streets:	Gila Bend Hwy & N VIP Blvd

AVAILABLE SPACES

Suite	SF Available	Lease Rate
1210 W Tee St	4,000	\$1.00 SF/month
Bldg 2 W Service St	4,000	\$1.00 SF/month

LOCATION OVERVIEW

Freestanding 4,000 square foot industrial buildings on 5.41 acres located just off Gila Bend Highway (Highway 84) in the heart of the west Casa Grande industrial area. Quick access to Interstate 10 and Interstate 8.

PROPERTY HIGHLIGHTS

- 1210 W Tee St Buildout Includes: Reception, 1 Office, Warehouse, Restroom, Storage Room, 10' Clear Height, 1 – 10'x10' Grade Level Door, Loading Dock w/Ramp & 4,000 SF Fenced Yard
- Bldg 2 W Service St Buildout Includes: 10' Clear Height, 2 – 9'x9' Grade Level Doors, Restroom and 5,000 SF Yard; Gas Available for Bldg 2 only
- Zoned I-1, Garden Industrial (light industrial), City of Casa Grande allowing for many industrial uses.
- Potential Railroad Access

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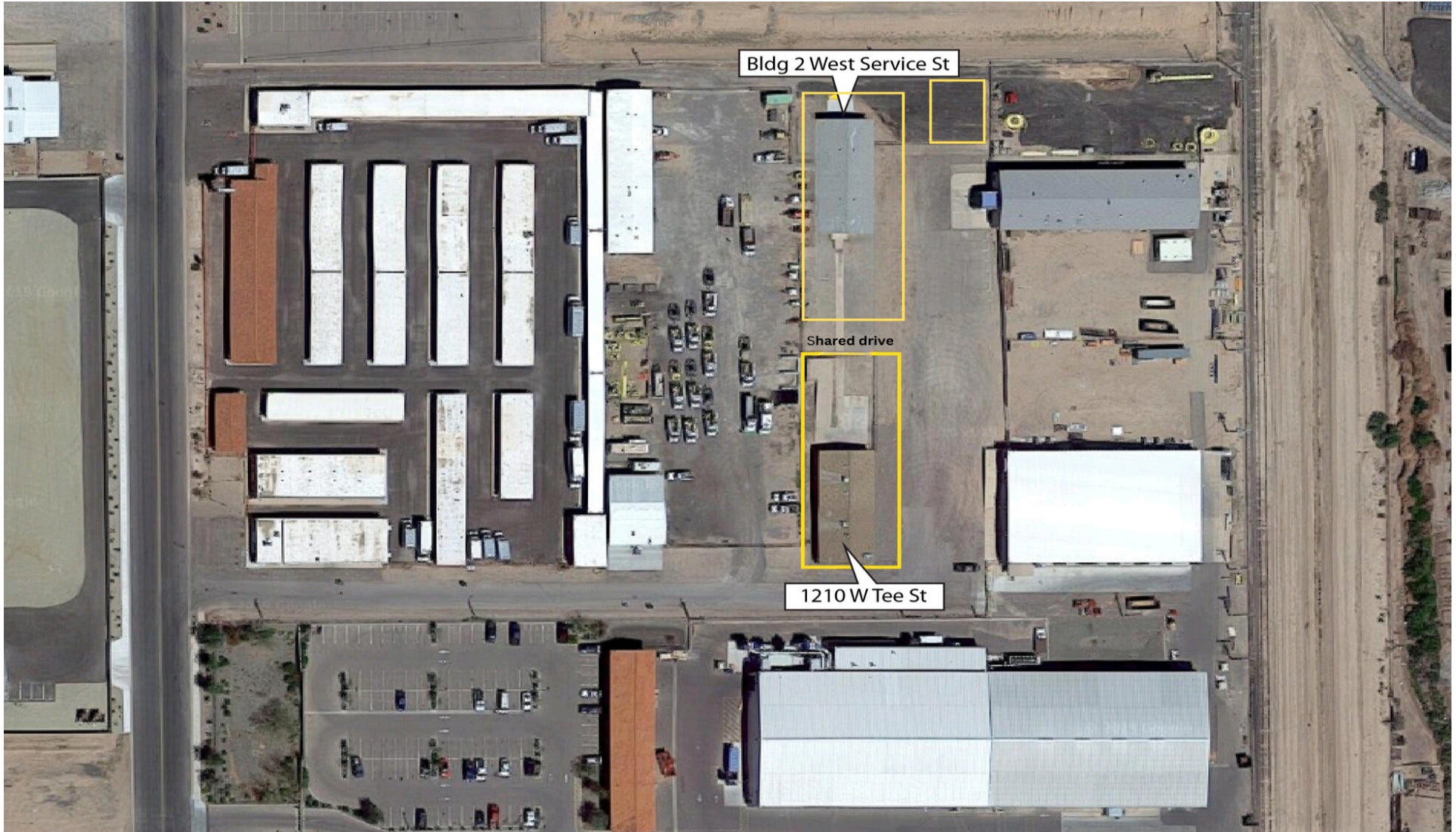
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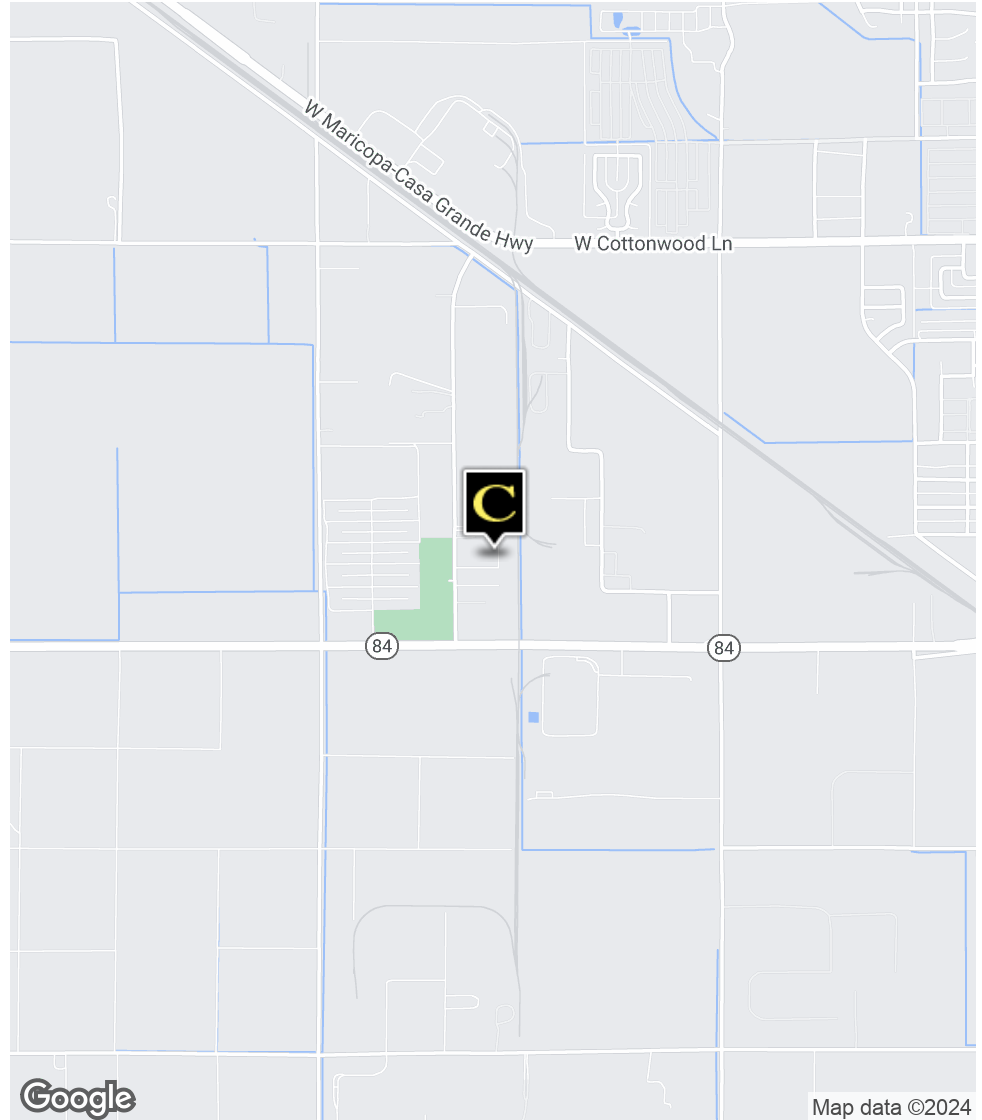
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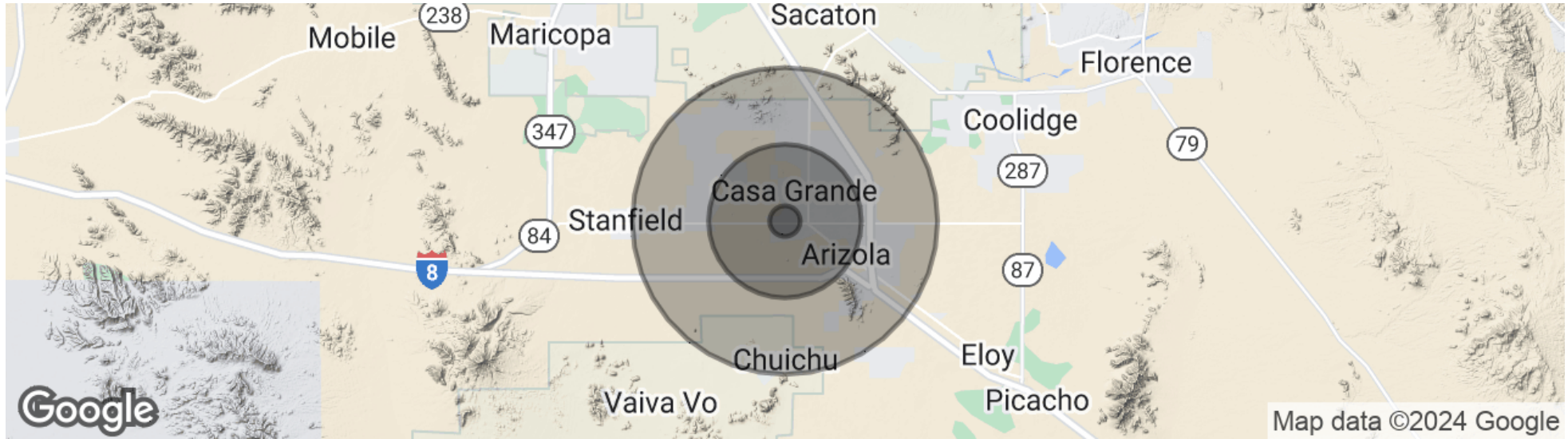
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	993	49,633	73,116
Median age	33.4	35.5	38.7
Median age (Male)	35.2	32.9	36.3
Median age (Female)	32.7	39.1	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	385	19,316	28,788
# of persons per HH	2.6	2.6	2.5
Average HH income	\$63,319	\$72,624	\$70,294
Average house value	\$99,864	\$128,459	\$151,958

* Demographic data derived from 2020 ACS - US Census