



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

3-TENANT LEASED OFFICE BUILDING

1891 N TREKELL RD | CASA GRANDE, AZ 85122

SALE PRICE
\$695,000

For More Information, Please Contact an Exclusive Listing Agent:
SARGE GLENN D 480.214.1126 | M 480.390.3515 | sglenn@cpiaz.com

OWNER/USER /INVESTOR

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.

INVESTMENT OPPORTUNITY 3-TENANT LEASED OFFICE BUILDING AVAILABLE FOR SALE

Address	1891 N Trekkell Rd Casa Grande, AZ 85122
Tenancy	3 Suites
Building Size	\pm 4,188 SF
Year Built	1979 (Renovated 2008)
APN	504-39-0290
Lot Size	\pm 0.48 Acres
Zoning	B-2
Monument Signage	Yes

**SALE PRICE
\$695,000**



MAXIMIZE YOUR INVESTMENT

PRIME FREESTANDING OFFICE BUILDING IN CASA GRANDE, ARIZONA

This 4,188 SF multi-tenant office building is fully leased, providing immediate cash flow. Two tenants are currently on month-to-month leases, offering flexibility for rent adjustments, while the third tenant's lease extends until June 2026, ensuring long-term stability.

This well-maintained property minimizes the need for immediate capital expenditures. Furthermore, its location in Casa Grande, a city experiencing rapid growth and development, enhances the investment's potential for appreciation.

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TENANT MIX

SUITE 1

- $\pm 1,816$ SF Suite Size
- Leased Month-To-Month @ \$10.20 Gross
- Currently a Law Office
- Layout Includes Reception, 3 Offices, and a Conference Room

SUITE 2

- $\pm 1,438$ SF Suite Size
- Leased Month-To-Month @ \$12.81 Gross
- Currently a Chiropractor Office
- Layout Includes Reception, 7 Offices, and a Break Room

SUITE 3

- ± 934 SF Suite Size
- Leased to Hair Salon @ \$15.07 Gross
- Landlord Pays Utilities
- Layout Includes Reception, Salon, and Break Room

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MARKET OVERVIEW

ABOUT CASA GRANDE, AZ

Casa Grande is strategically located at the intersection of two interstate highways (I-8 and I-10), in an area known as Arizona's Golden Corridor. The city is served by the main line of the Union Pacific Railroad and the Casa Grande Municipal Airport.

Once dependent on agriculture and mining, the community has evolved into a diverse full-service area with manufacturing, health care, agriculture, logistics, retail trade, government and tourist-related employment. The Promenade at Casa Grande, featuring many upscale fashion stores, and Sam's Club are both located along I-10 in Casa Grande.

Casa Grande's proximity to the Phoenix and Tucson metropolitan areas, direct access to two major interstates and the Union Pacific railroad and robust infrastructure have helped attract innovative companies and projects such as PhoenixMart, a 1.75 million square foot international business-to-business sourcing center. Other companies attracted to the area include Lucid Motors, the next generation of electric vehicles, and Attesa Motorsports, a 2,500-acre masterplanned project featuring two professional racetracks.

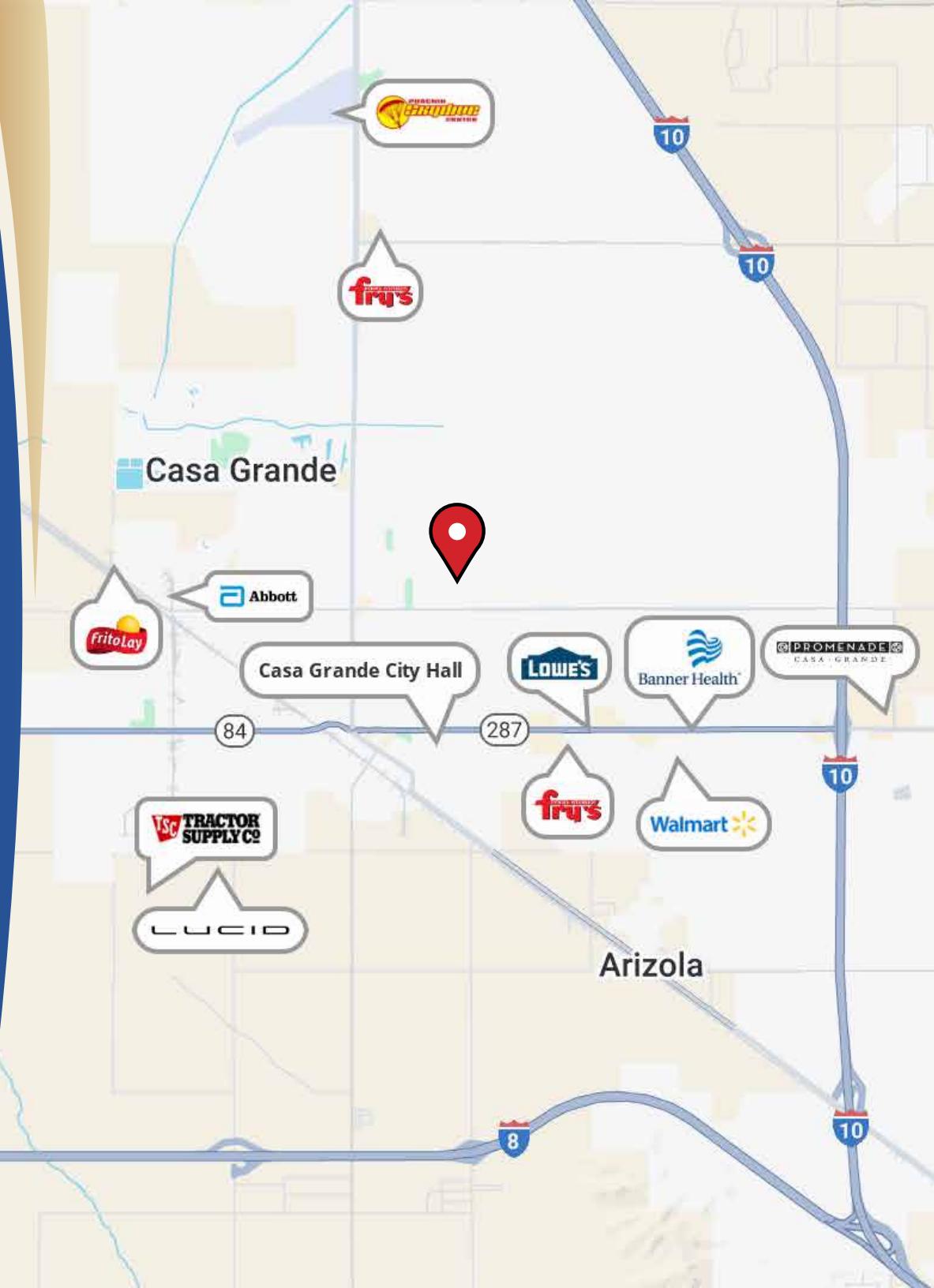
Research and development, industrial, retail, commercial and residential elements are flooding into the city and Pinal County.

www.azcommerce.com

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Nikola Motors' 1 million-SF Manufacturing Facility is One of the Biggest Projects in Pinal County

Costar, Industrial Submarket Report - May 4, 2023

The hybrid semitruck maker finished work on the plant this summer and expects to have a production capacity of up to 20,000 trucks per year in 2023. Nikola Motors chose Coolidge instead of other parts of The Valley for its manufacturing operations, citing that the city had the necessary infrastructure to expedite the development process. The facility is expected to generate more than 1,800 new full-time positions.



Attesa Motorsports, Manufacturing, and More

www.attesa.com

Attesa is a fully entitled, master-planned, mixed-use real estate development strategically located in central Arizona, the fastest growing region in the country. At nearly 2,350 acres, it will be home to an advanced technology, transportation design, and motorsports entertainment center unique in all the world. With a private air strip, convention center, hotels, retail district and residential and industrial parks, Attesa will be an international destination where people can work, live, and play.



The Effects of TSMC's Massive \$40 billion Chip Manufacturing Plant in North Phoenix can be felt in Pinal County

Costar, Industrial Submarket Report - May 4, 2023

Chang Chun Arizona, an electronic grade chemical manufacturer is building a 540,000-SF manufacturing and distribution facility in Casa Grande. The \$300 million factory will supply TSMC and other Phoenix-based chipmakers and is expected to finish work in 2023. Nearby, Kanto-PPC purchased 50 acres of land to build a chemical plant that will also support semiconductor manufacturing.



Lucid Motor's Recent Substantial Capital Investment in Pinal County

Costar, Industrial Submarket Report - May 4, 2023

In 2020, construction was completed on Lucid Motor's 820,000-SF manufacturing facility. The electric vehicle manufacturer built the new facility in Casa Grande near the I-10 and I-8. The \$700 million project will house 2,000 workers.

[Click here to learn more about Lucid in Casa Grande, AZ.](#)