

FOR SALE

FULLY LEASED CONTRACTORS YARD

5275 S PINAL DR, APACHE JUNCTION, AZ

National Credit Tenant

Leased Through 12/31/2029 with Five (5) Year
Options at Fair Market

\$174,720 Annual NOI with 4% Increases

±2.36 Acres Fully Paved/Fenced

±1,300 SF Modular Office/Breakroom/Training

Two ±6,300 SF Canopies, One ±1,800 SF Canopy

±5 Acres Adjacent and Available

Zoned CI-2, Pinal County

±800 Amps, 120/208v

SRP Electric with Private Well and Septic



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FOR SALE | 5275 S PINAL DR



13 MIN
DRIVE TO LOOP
202 ACCESS

8 MIN
DRIVE TO US HWY
60 ACCESS

24 MIN
DRIVE TO PHOENIX-
MESA GATEWAY AIRPORT

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