

# AMAZING SIGNAGE & FRONTAGE

## 1.5 ACRE SALES LOT AVAILABLE FOR LEASE



**FULL FENCED  
SALES CONTRACTOR LOT**

5670 N PINAL AVE | CASA GRANDE, AZ 85122

**\$4,800/MO GROSS  
LEASE RATE**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

## ABOUT THE PROPERTY

- ±1,000 SF Shop/Canopy
- ±500 SF Office
- ±60,000 SF Fenced Yard
- Huge Signage on Highway/Pinal Ave
- Auto Use OK
- Zoned CI-1
- County Island
- Office Trailer
- Restroom
- **Lease Rate: \$4,800/mo gross**



## INDUSTRIAL/FLEX OPPORTUNITY

5670 N Pinal Avenue offers a highly functional sales/service lot opportunity in Casa Grande, Arizona, ideally positioned with prominent Pinal Avenue frontage and excellent visibility. Situated on approximately 1.5 acres, the property features ±1,500 SF of improvements, including 1,000 SF of shop/canopy space and 500 SF of office space, along with a 60,000 SF fully fenced yard, making it well suited for contractors, equipment sales, or service-based operations.

The office trailer includes an air conditioned reception area, private office, and restroom, providing a professional front-of-house presence, while the shop is equipped with 200-amp power to support light industrial needs. On-site signage enhances exposure along this high-traffic corridor, and the CI-1 zoning allows for a wide range of commercial and industrial uses. This property presents an excellent opportunity for businesses seeking a secure yard, strong visibility, and flexible operational space in a growing Pinal County market.

For More Information, Please Contact  
an Exclusive Listing Agent:

**Sarge Glenn**  
D 480.214.1126  
M 480.390.3515  
sglenn@cpiaz.com



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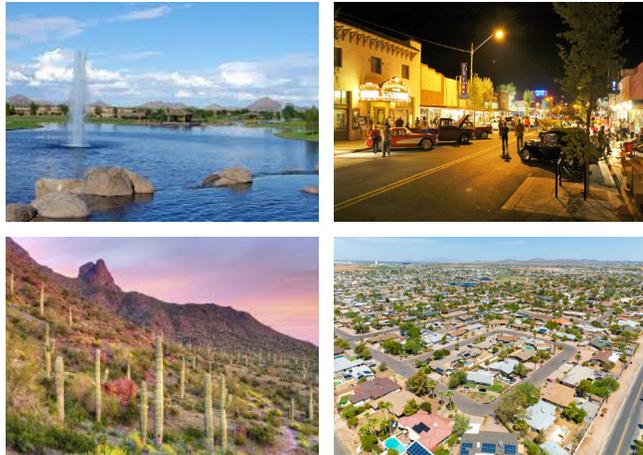
# AREA MAP

## CASA GRANDE, AZ

Casa Grande is a rapidly growing, highly affordable suburban hub that blends modern living with small-town charm.

With a wide range of housing options, top-notch family amenities, and unbeatable access to both Phoenix and Tucson, it's quickly becoming one of Arizona's most desirable places to live.

Ongoing economic development, exciting community events, and a surge in new commercial projects are driving a wave of energy and opportunity making Casa Grande a smart choice for families, professionals, and investors alike.



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