



±20.8 ACRE IOS PROPERTY WITH STRUCTURES

DEVELOPER/OWNER/USER OPPORTUNITY

9276 W ADAMS RD & 6553 GUANO RD | ELOY, AZ



AVAILABLE FOR SALE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

ABOUT THE PROPERTY

Property Description Industrial Site with Office
Available For Sale

Location 9276 W Adams Rd & 6553 Guano Rd
Eloy, AZ 85131

Parcel APN 402-16-0260, 0280, 0290

Total Warehouse SF ±4,625 SF

Total Office SF ±2,500 SF

Total Canopy SF ±66,350 SF

Lot Size ±20.8 Acres

Street Frontage W Adams Rd & Guano Rd

Zoning CI-2 (General Industrial), Pinal County

Power: (2) 120/240V, 200A, Single Phase
(2) 120/208V, 200A, 3-Phase

Utilities **Water:** 6" PVC Water Line to the Property

Septic Tank

 **\$5,300,000**
Sale Price

For More Information, Please Contact
an Exclusive Listing Agent:

Jeff Hays
D 480.889.2552
M 602.373.8800
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OFFICE 1



WAREHOUSES 1 & 2



**CLICK HERE FOR
AERIAL VIDEO**

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.

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PROPERTY BREAKDOWN

OFFICE 1

Size	±1,750 SF
Type	Office Building
Floor Plan	Truck Scale, Reception, 3 Offices, IT Room, Break Room, 2 Restrooms, & Covered Parking
Canopy	±1,250 SF

OFFICE 2

Size	±750 SF
Type	Office Building
Floor Plan	Reception, Office, Restroom

WAREHOUSE 1

Size	±2,325 SF
Type	Warehouse
Clear Height	14'
GL Doors	1 (8' W x 12' H) & 1 (12' W x 14' H)
Truckwell	Double wide shared w/ WH2

WAREHOUSE 2

Size	±2,300 SF
Type	Warehouse
Clear Height	14'
GL Doors	2 (12' W x 14' H)
Truckwell	Double wide shared w/ WH1

METAL CANOPIES

Total Size	±66,350 SF
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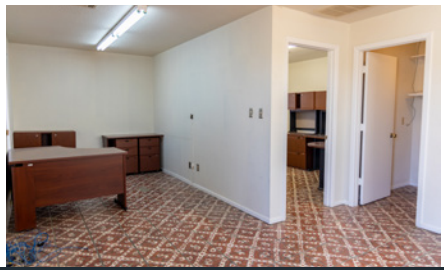
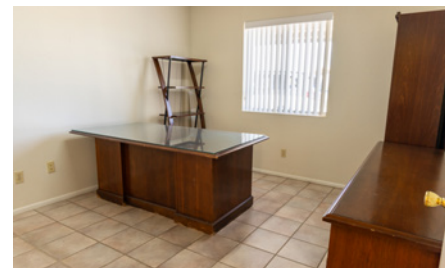
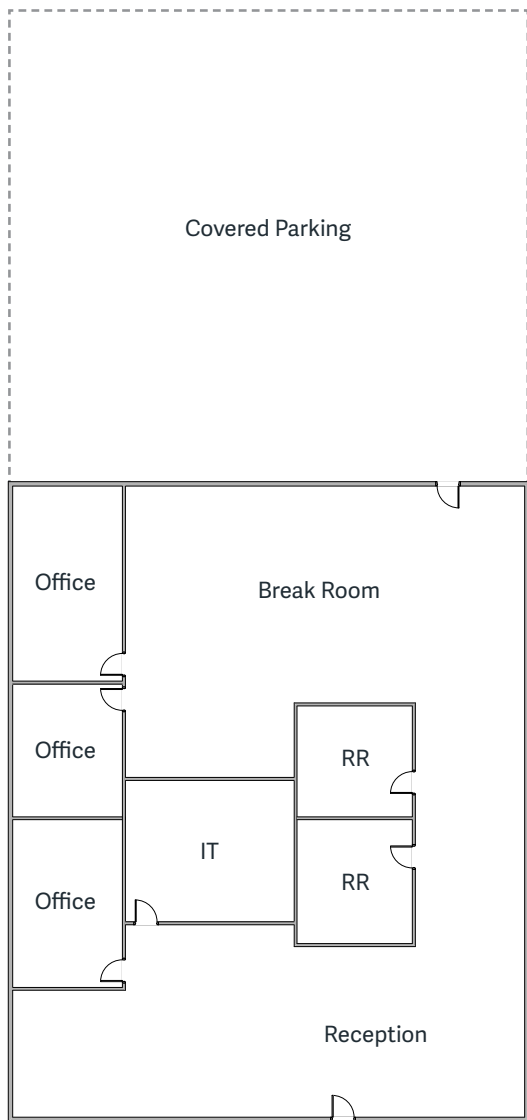


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MAIN OFFICE BUILDING

9276 W Adams Rd



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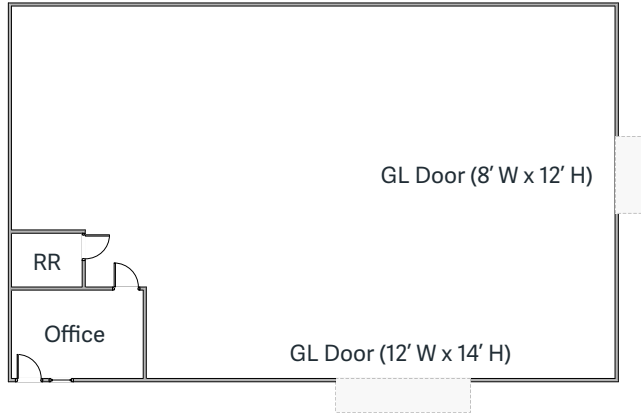
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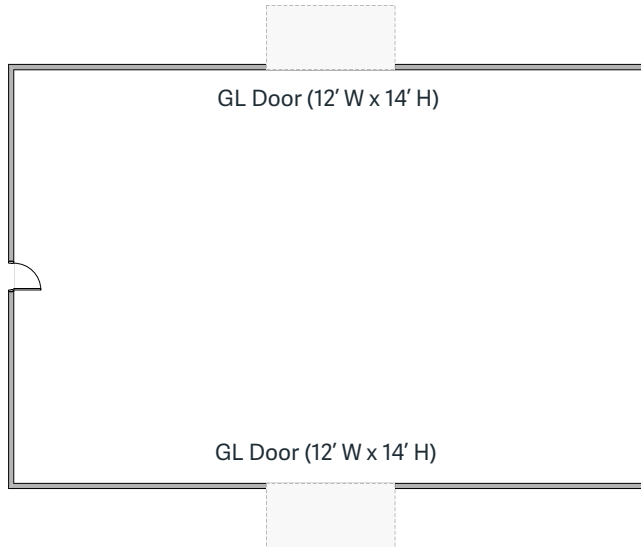
WAREHOUSE BUILDINGS

6553 Guano Rd

Warehouse 1



Warehouse 2



Warehouse 1



Warehouse 2



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NEARBY DEVELOPMENTS



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

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.](#)

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AREA OVERVIEW

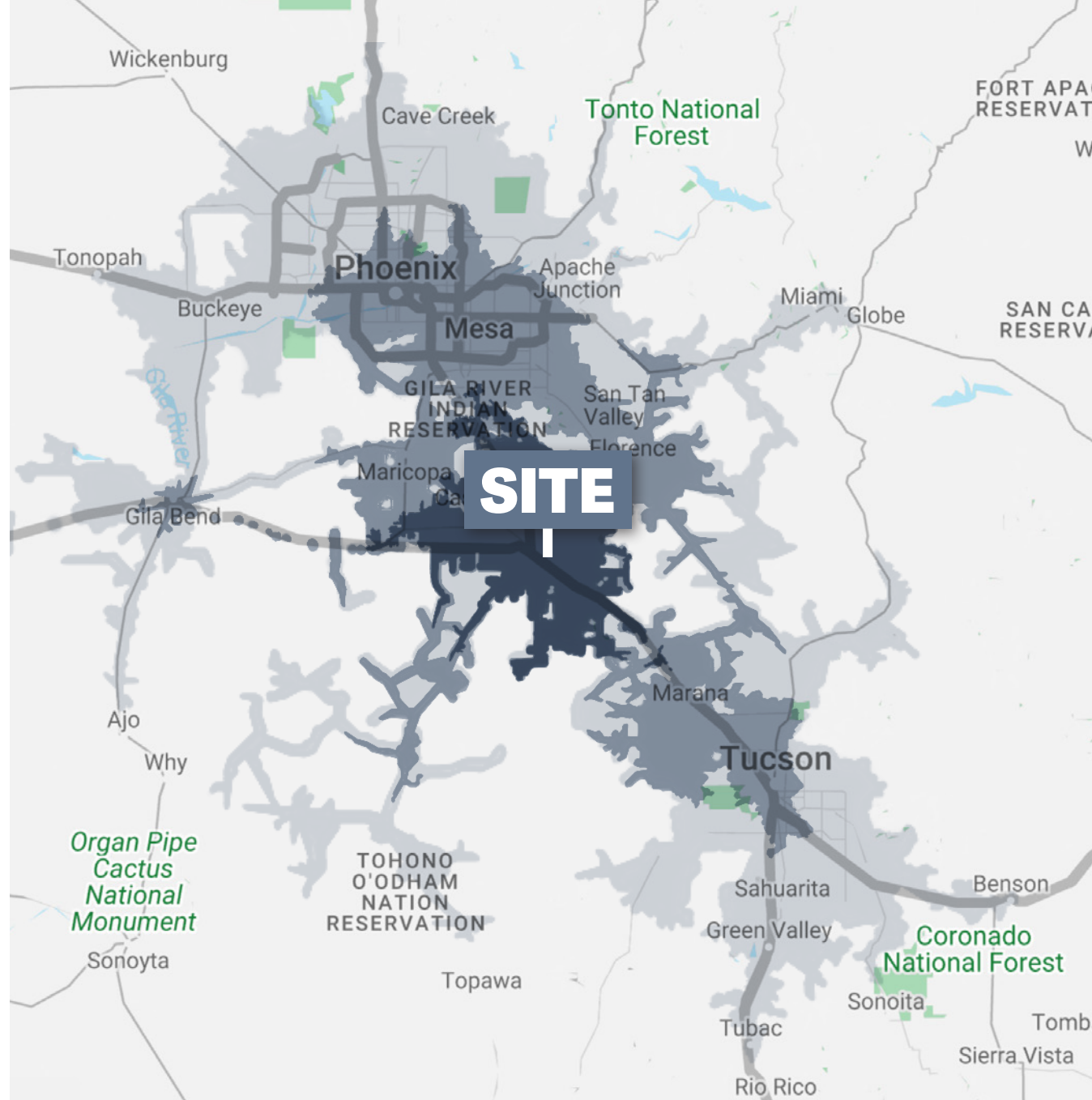
CENTRAL LOCATION

The Eloy/Casa Grande area in Arizona is rapidly emerging as a prime distribution and logistics hub. Its central location between Phoenix and Tucson offers unmatched access to major markets throughout the Southwest. With direct proximity to Interstate 10, businesses benefit from efficient transportation routes for both inbound and outbound shipments.

This region boasts a skilled and available workforce, complemented by supportive local government initiatives that encourage business development. The area's affordable land costs and pro-business operating environment provide a cost-effective alternative to larger metropolitan areas. Additionally, Eloy and Casa Grande offer a desirable quality of life with nearby amenities and recreational opportunities.

DRIVE TIMES

- ±30 Minutes**
to Loop 202 South Mtn. Freeway
- ±60 Minutes**
to Phoenix and Tucson
- ±90 Minutes**
to United States-Mexico Border




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