# **INDUSTRIAL PROPERTY FOR SALE** 501, 509, 517, 525 W COTTONWOOD LANE | CASA GRANDE, AZ 85122





W Saguaro St



W Cottonwood Ln

N Pinal

#### **PROPERTY FEATURES**

- ±9,000 10,000 Industrial SF
- ±1,000 2,000 Office SF
- APN: 504-16-0720; 30, 40, 50
- Zoned B-4

- Reception & Waiting Area
- 4 Offices
- Conference Room
- Break Room w/ Sink & Fridge
- 2 Restrooms
- 50' x 14' Mezzanine
- 400 Amp, Single Phase Power

MAJOR PRICE REDUCTION \$725,000 (\$65 PSF)

Toby Campbell D 480.214.1123 M 602.561.2946 tcampbell@cpiaz.com Leroy Breinholt D 480.966.6593 M 602.377.4687 Ibreinholt@cpiaz.com

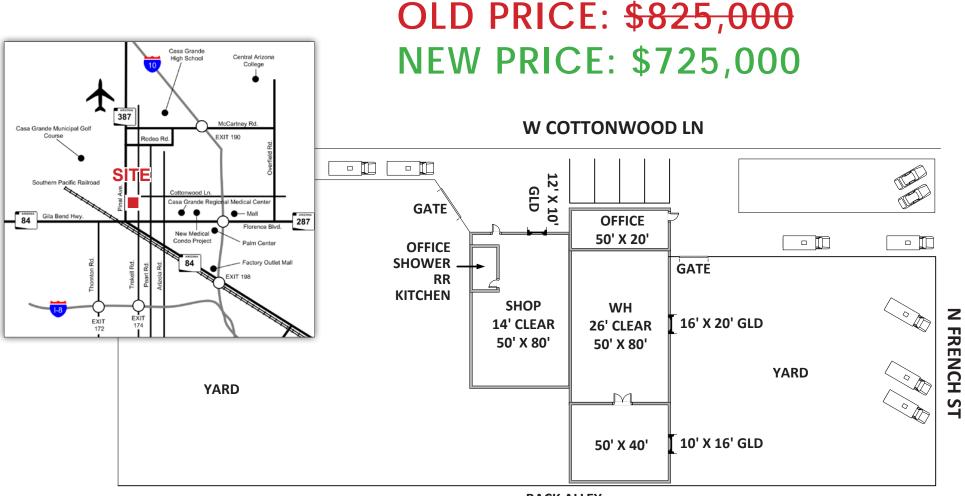
### COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

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

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**BACK ALLEY** 

\*NOT TO SCALE

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