

INDUSTRIAL BUILDING FOR SALE

450 W COOLIDGE AVE | COOLIDGE, AZ 85128

±4,200 SF OWNER/USER INDUSTRIAL BUILDING WITH INCOME



INDUSTRIAL
BUILDING
FOR SALE

Fully Leased Freestanding Industrial Building
Near AZ State Route 287

EXCLUSIVE CONTACTS:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC International

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

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AVAILABLE	2 Suites ±4,200 SF
SALE PRICE	\$325,000 (\$77.38/SF)
BUILD OUT	Multi-Tenant Freestanding Industrial Building
ZONING	C-3, City of Coolidge
PARCEL	205-04-121A
BUILT IN	2008
PARKING RATIO	2.86/1,000
DOORS	4 (12'x14') Roll Up Doors
POWER	600 Amp Single Phase Panel w/ 3 Meter Sockets 3 Phase Power Available



FEATURES

Suite 1 (±2,400 SF) is leased for \$1,100.00/month through 1/20/22

Suite 2 (±1,800 SF) is month to month

Building Fully Insulated

Easy Access to AZ State Route 287

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2019 Population	8,055	12,614	15,318
2019 Households	2,750	4,182	5,061
Median HH Income	\$40,999	\$48,670	\$49,302

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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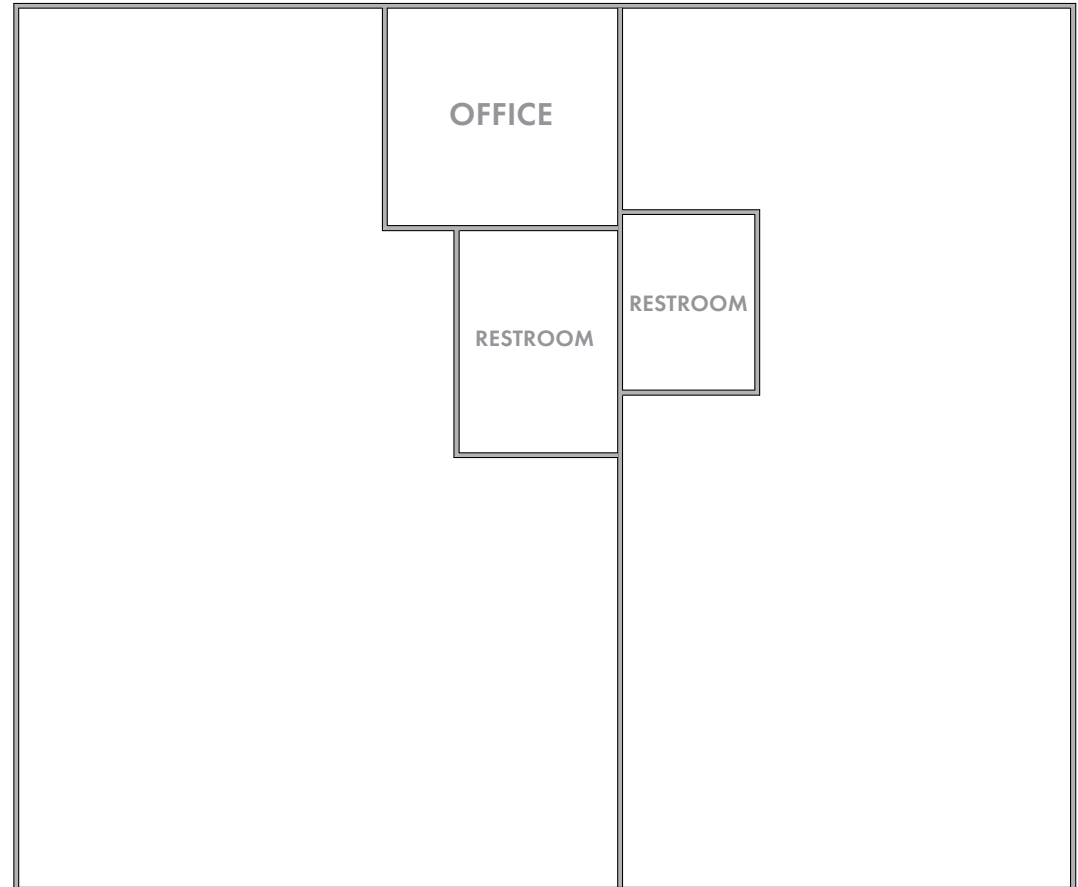
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SUITE 1 | ±2,400 SF

SUITE 2 | ±1,800 SF



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