

# INDUSTRIAL PROPERTY FOR SALE

1441 North V I P Blvd | Casa Grande, AZ



## PROPERTY FEATURES

- ± 33,000 SF within (5) Five Structures
- Site: Approximately 10.66 Acres
- Built in 1978 & 2010
- Office: +/- 4,200 SF
- 4 Oversized Grade Doors w/ Overhead Cranes
- Power: 600 AMPS, 277/480 V, 3PH
- Fenced & Secured Site
- Zoning: I-1 (Light Industrial)
- Close Proximity to I-8 & I-10
- Subject To The Landlord Signing A Lease Termination Agreement With The Tenant Who Has Vacated The Property



**FOR SALE: \$1,950,000**

## Executive Contacts

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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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 01 11 19



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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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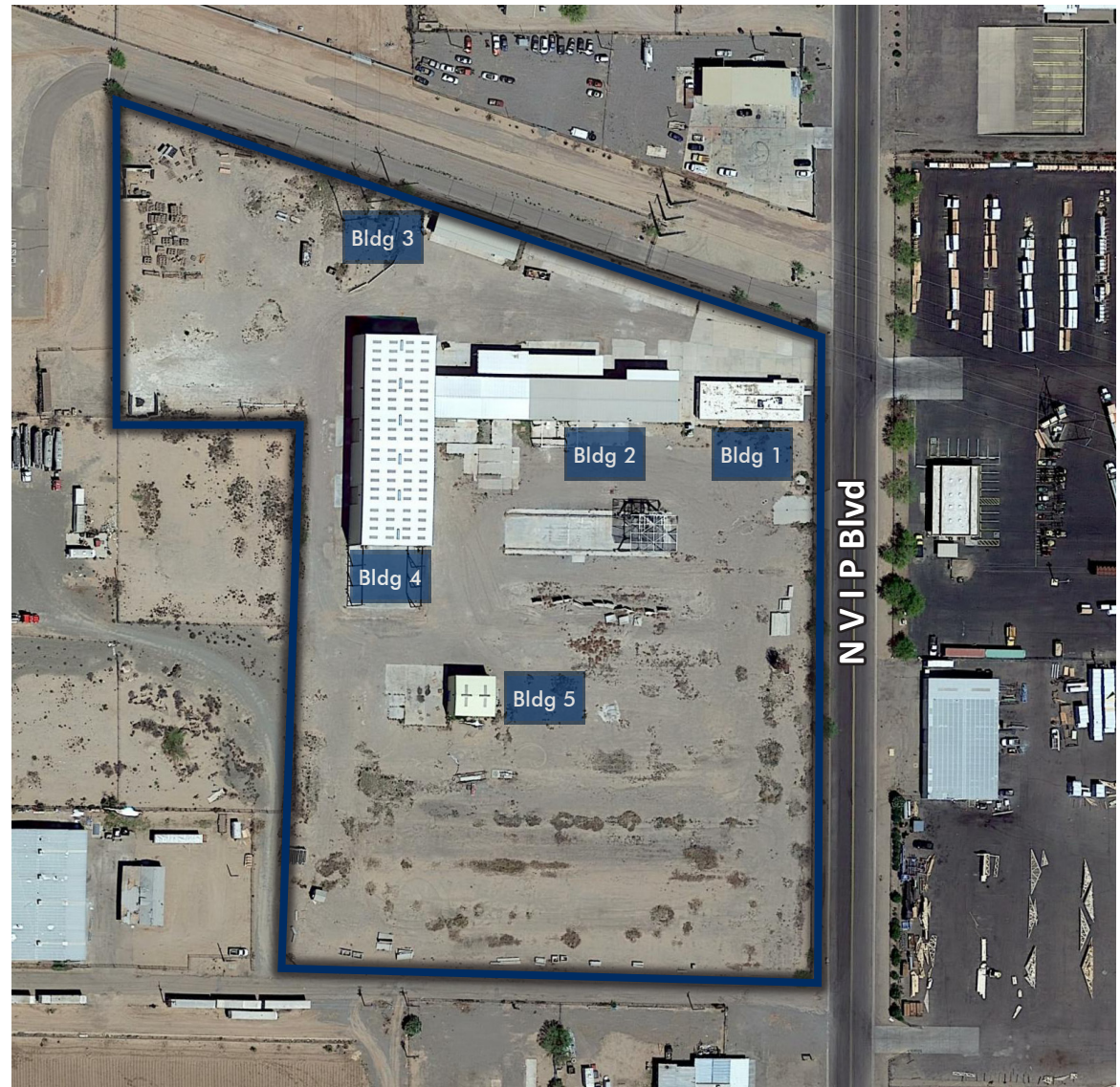
## BUILDING INFORMATION

- Bldg 1: ±4,200 SF
- Bldg 2: ±10,290 SF
- Bldg 3: ±2,400 SF Metal Overhang
- Bldg 4: ±14,700 SF with Craneways
- Bldg 5: ±1,600 SF Metal Warehouse

## ON SITE CRANEWAYS\*

- (5) 5 Ton Cranes
- (1) 10 Ton Crane
- (1) 30 Ton Crane

\*Cranes May Be Removed by Owner



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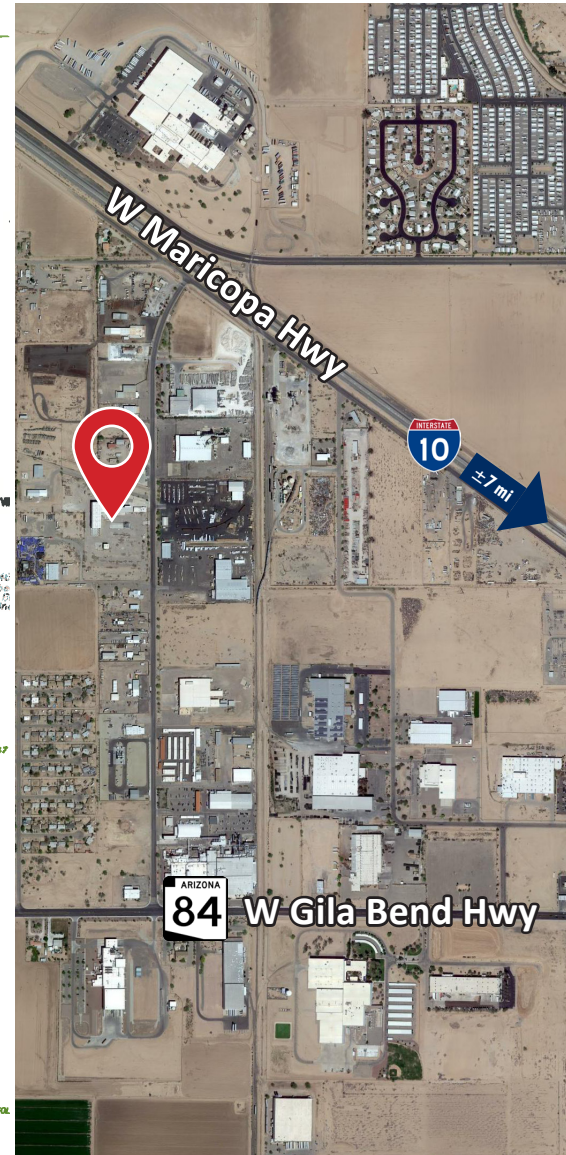
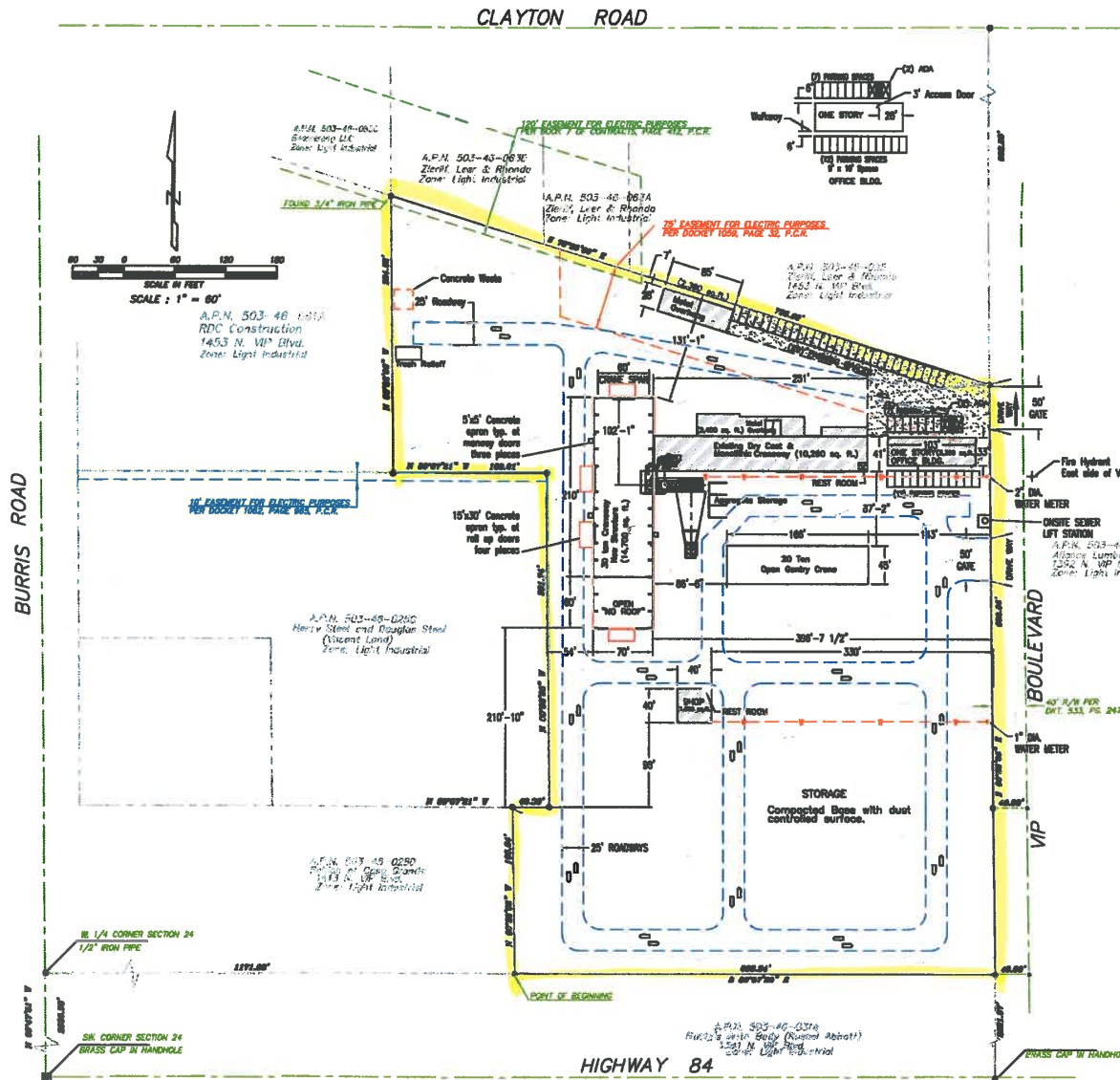
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Neighboring  
Businesses



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