

OFFERING MEMORANDUM

13640 S SUNLAND GIN RD

ARIZONA CITY, AZ 85123

INDUSTRIAL PROPERTY | OWNER-USER OR INVESTMENT OPPORTUNITY



COMMERCIAL REAL ESTATE SERVICES

NEW PRICE
\$1,790,000



WELL-MAINTAINED INDUSTRIAL BUILDING IN A GROWING MARKET



±10,000 SF
Total Building Size



Ample Parking
Convenient access
and on-site parking



Strategic Location
Easy access to
I-10 and I-8



Strong Market
Arizona City, AZ –
Growing Demand



Versatile Use
Ideal for owner-users
or investors

PROPERTY HIGHLIGHTS

- ✓ Functional layout with office and warehouse space
- ✓ Well-maintained building in excellent condition
- ✓ Flexible use for a variety of industrial or service businesses
- ✓ Great opportunity in an expanding industrial corridor
- ✓ Large paved lot with convenient access and visibility
- ✓ Many tenants month-to-month – value-add potential

EXCLUSIVELY LISTED BY:

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EASY ACCESS TO
I-10 & I-8

STRONG MARKET
GROWTH & DEMAND

OWNER-USER OR
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