

FOR SALE

40.16± ACRES

SALE PRICE: CONTACT AGENT

Key Features

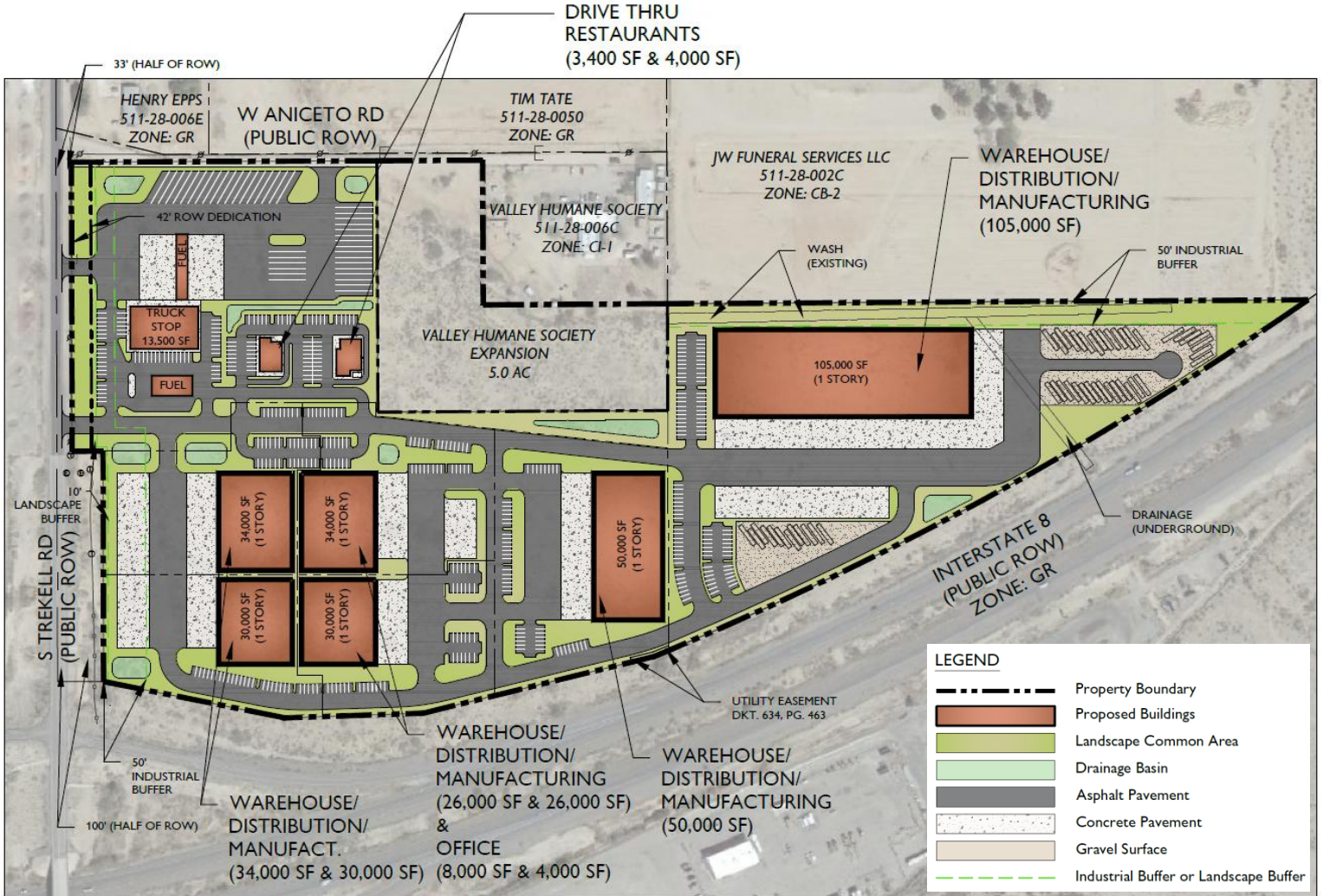
- Planned industrial park with a mix of large and small industrial buildings
- Highway commercial pads along Trekell Road for drive-thru restaurant and fuel/convenience users.
- Sites available for major manufacturing, distribution, and light/precision industrial users
- Approximately one-half mile of frontage at a full diamond interchange on I-10, with an internal collector road serving all parcels
- Located near several master-planned communities, with a five-acre area reserved for future Valley Humane Society expansion

Property Details

Available	Parcel 1: 5.00 AC Parcel 2: 22.66 AC Parcel 3: 12.50 AC TOTAL: 40.16 AC
Power	At Site
Sewer & Water	In Process to the North of Coyote Springs
Tax Parcel No.	511-28-007C, 511-28-007D, 511-28-008A
PAD Book	Click here

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Site Plan



PARKING

Standards:

- Warehouse/Distribution: 1 per 1,000 SF of Total Floor Area or 1 per 3 Employees in Largest Shift, Whichever is Greater
- Commercial: 1 per 250 SF of Indoor Floor Area
- Office: 1 per 300 SF of Indoor FI
- Restaurant: 1 per 150 SF of Indoor Floor Area + 1 per 250 SF of Outdoor Floor Area (Excluding First 250 SF)

Required Parking:

- Warehouse/Distribution (271,00 SF): 271
- Commercial (13,500 SF): 54
- Office (12,000 SF): 40
- Restaurant (7,400 SF): 49

Provided Parking:

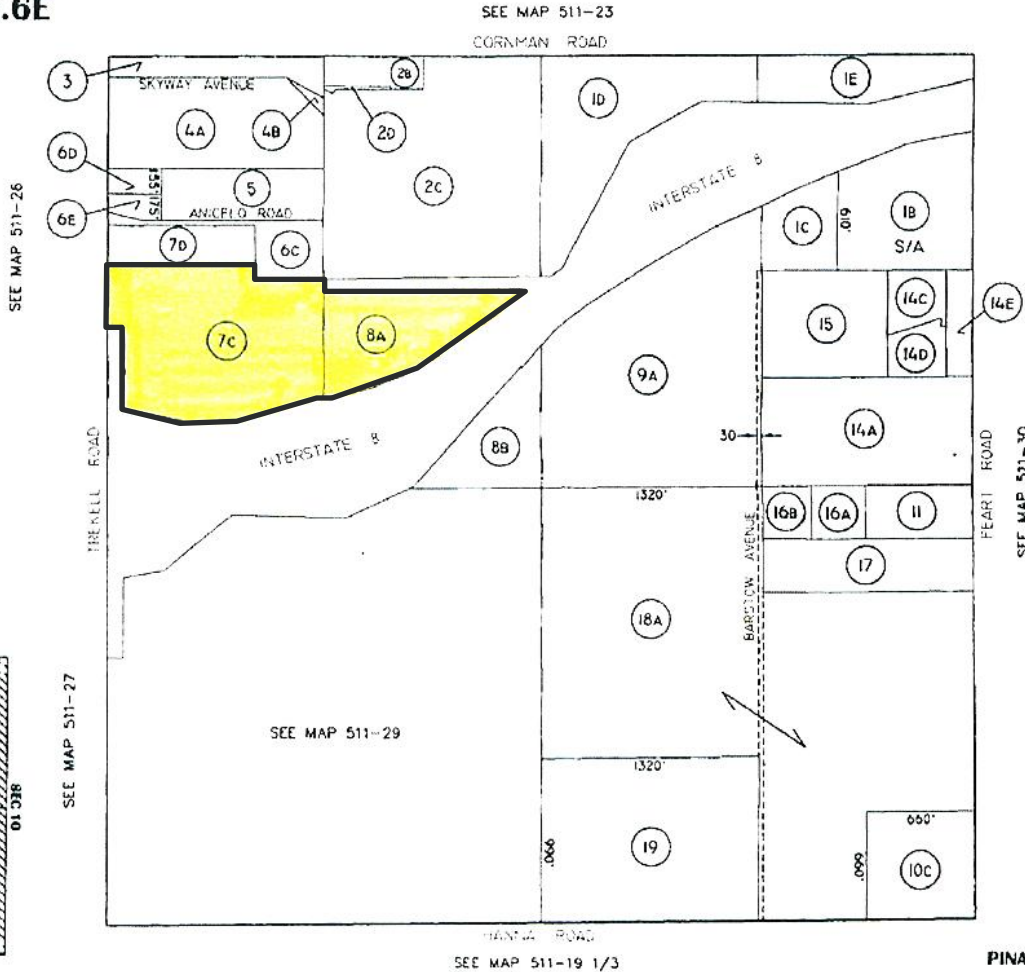
- Warehouse/Distribution: 286
- Commercial: 59
- Office: 42
- Restaurant: 63

Plat Map

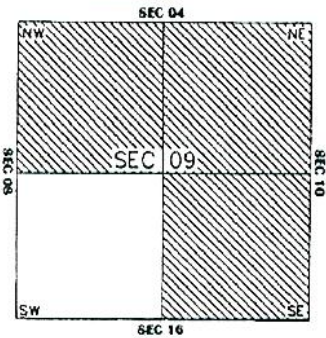
SEC. 9, TN.7S RG.6E

THIS MAP IS FOR TAX PURPOSES ONLY. THIS OFFICE WILL NOT ASSUME LIABILITY FOR REPRESENTATION, MEASUREMENTS OR ACRES.

511-28



VICINITY MAP



6-7-2001

PINAL COUNTY ASSESSORS MAP

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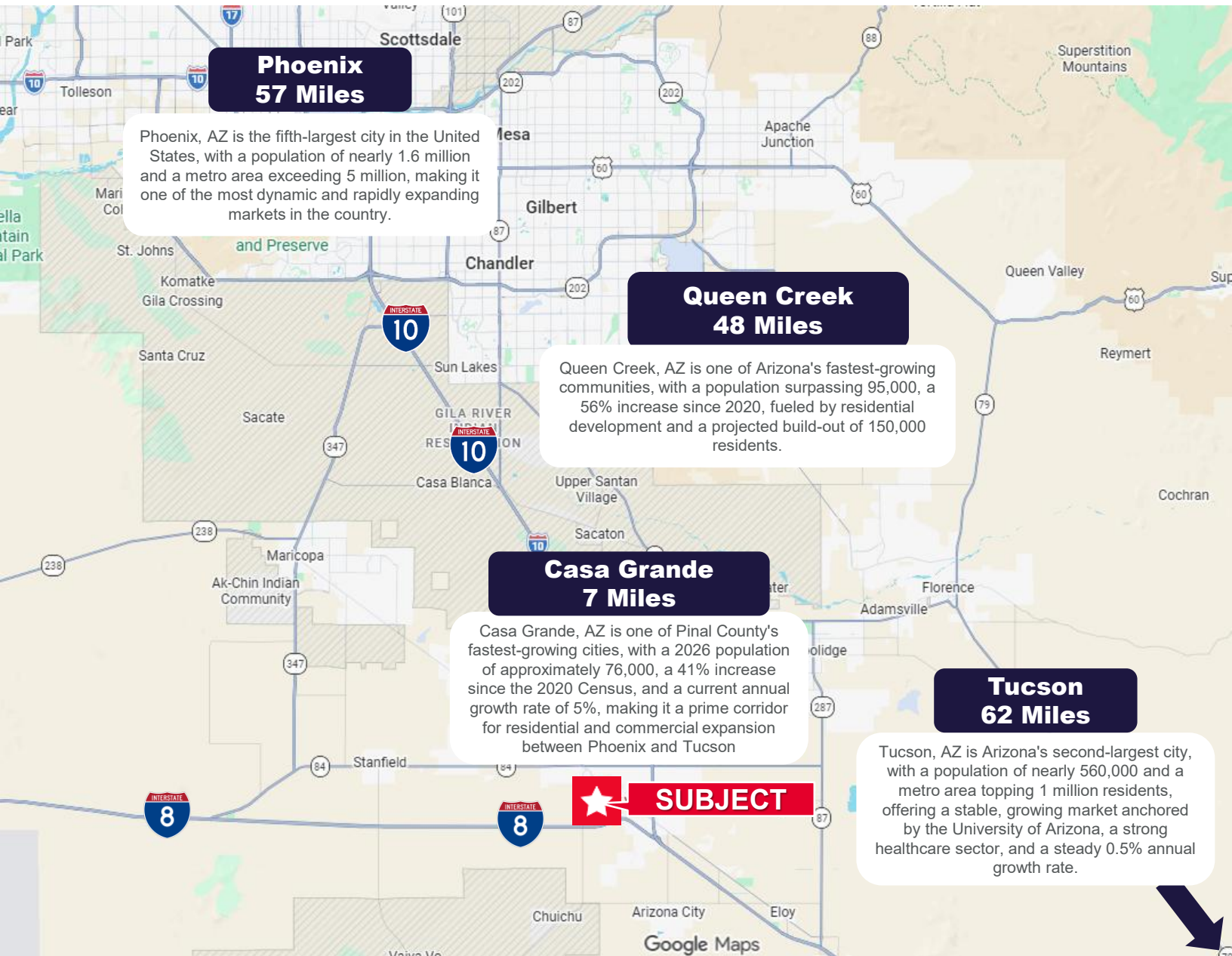
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Property Photos

[CLICK TO VIEW DRONE FOOTAGE](#)



Trade Map



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