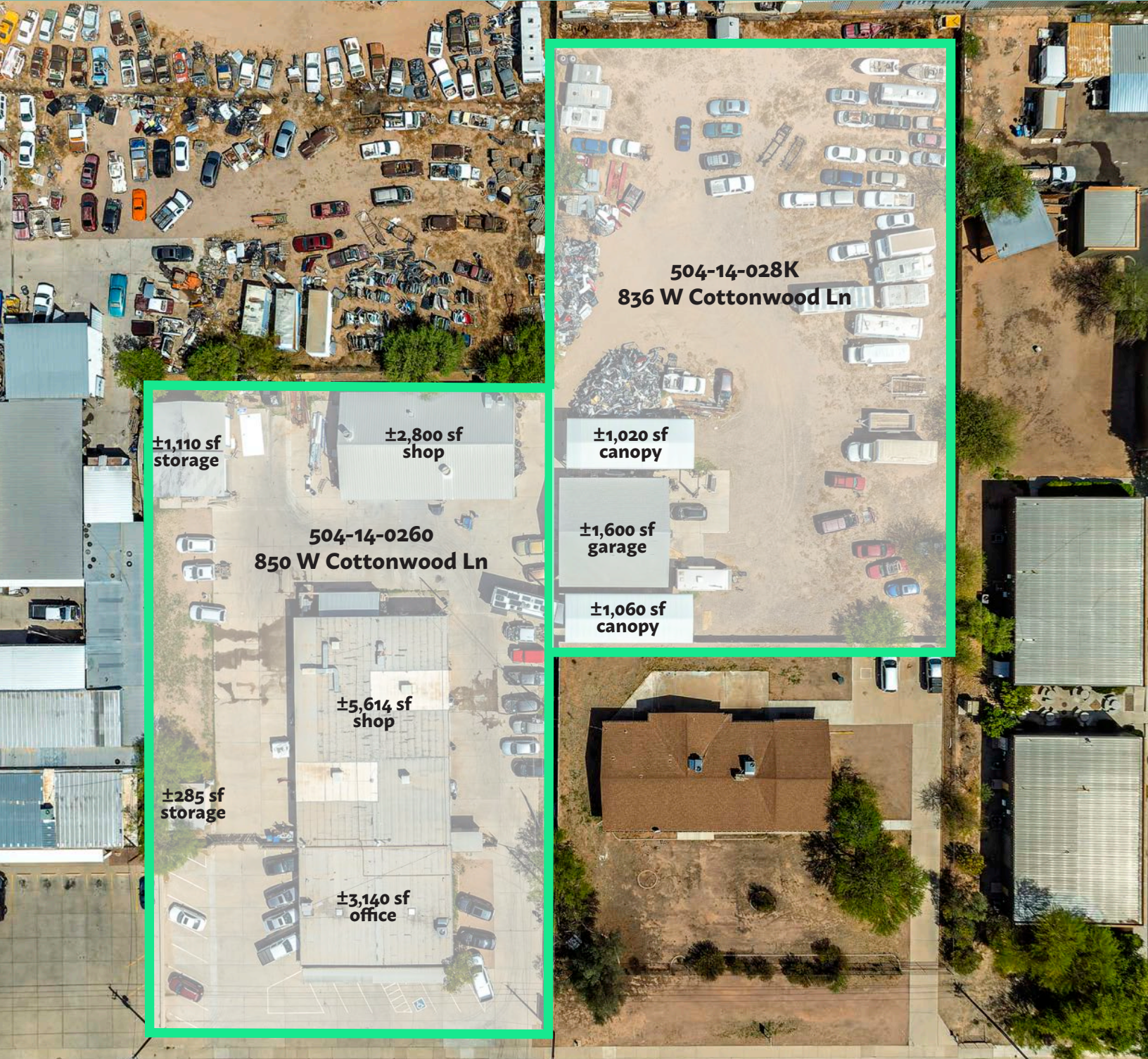


# 836 & 850 W Cottonwood Ln

Casa Grande, AZ 85122

±14,550 SF Contractor Facility on ±1.99 acres

LENDER OWNED



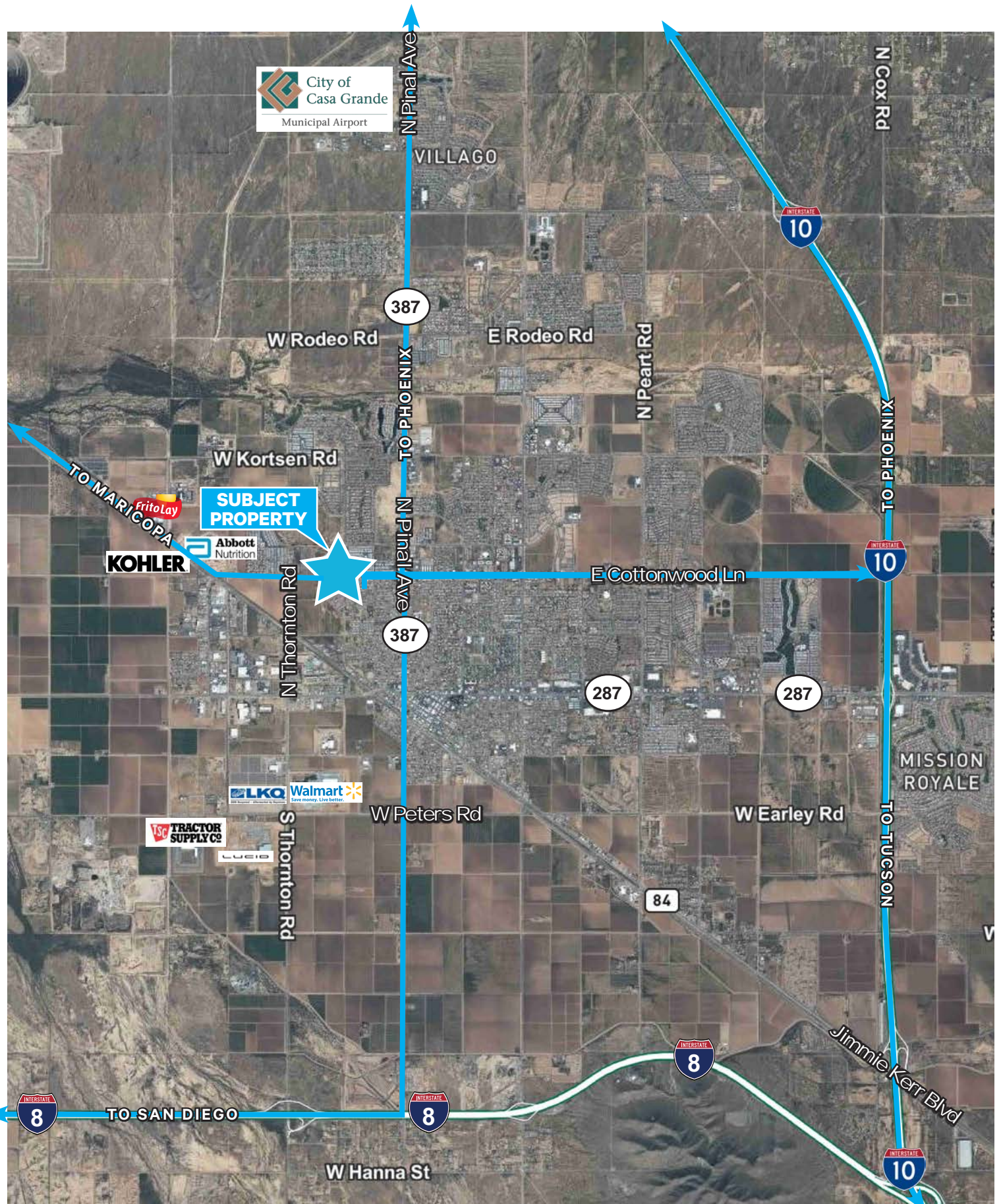
W COTTONWOOD LN



The subject property consists of a single-tenant automotive repair/contractor building constructed with masonry block on ±1.99 acres that has excess land area for future development, storage of fleet vehicles, product or equipment. There is approximately 3,140 square feet of office and 5,615 square feet of shop space in the main building at 850 W Cottonwood Ln. The shop space has a clear height of 12' and has ten (10) 12' x 10' overhead doors. The roof is built-up constructed over a wood truss system.

# Property Features

- + ±1,600 SF storage building
- + ±2,800 SF shop
- + ±1,110 SF storage building
- + ±285 SF storage building
- + ±8,755 SF office/warehouse
- + ±14,550 SF total buildings
- + Situated on ±1.99 acres (±86,685 SF land)
- + ±2,080 SF of canopies on site
- + 400 Amps 120/208 volt SES
- + ±10'-12' clear height in warehouse and shops
- + Built in 1974 and 1994 (per public record)
- + Fenced, secure yard with two gates
- + Zoning is I-2 Heavy Industrial (City of Casa Grande)
- + Parcel Number: 504-14-028K and 504-14-0260
- + Taxes (2024): \$8,639.32
- + Sale Price: \$2,130,000 (\$146.39/SF)





## Contact Us

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