

# INDUSTRIAL FLEX WAREHOUSE FOR SALE

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ARIZONA COMMERCIAL REAL ESTATE



INDUSTRIAL FLEX WAREHOUSE | FOR SALE

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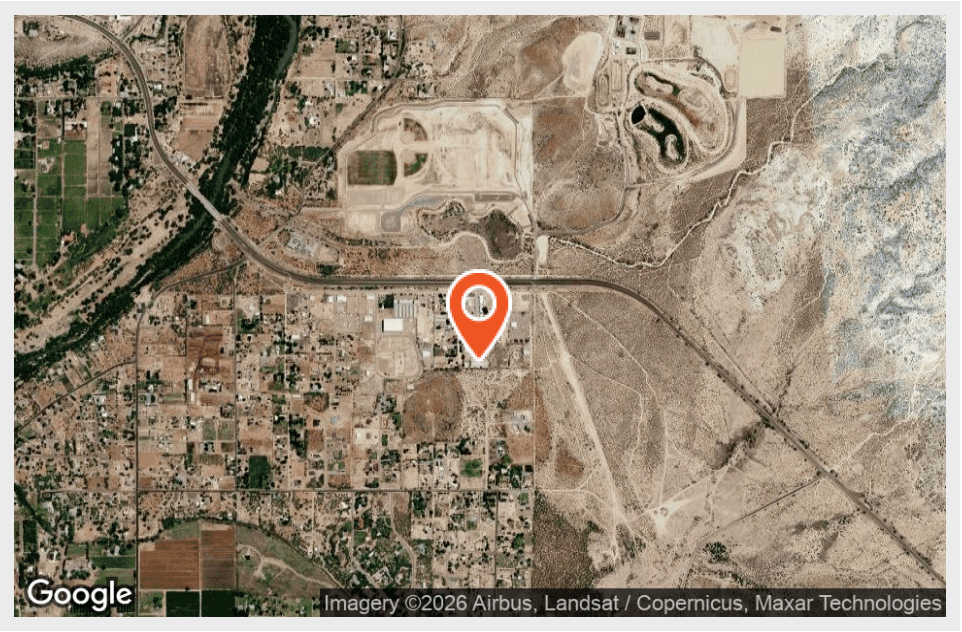
# PROPERTY INFORMATION



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OFFERING MEMORANDUM

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This highly versatile industrial property offers rare power capacity, high ceilings, cannabis approval, and flexible configurations in a strategic location. Ideal for cannabis operators or traditional industrial users seeking a robust facility with room for growth. Both buildings are immediately available and offer 18' clear ceiling height throughout with grade level drive-in bay doors. The main building is fully air-conditioned with multiple HVAC units 2,900 Amps of 480V, 3-Phase power with a 300 KVA transformer on premise. The building is currently demised into (17) fully insulated large rooms, (2) rest rooms and an employee break room. The 4,000 SF standalone building provides an open floor plan warehouse with a rest room as well as office space available on a mezzanine level. The property is Zoned M1 / R1-35 / C3 and approved for marijuana cultivation as well as manufacturing, industrial, commercial, mixed-use, and residential-compatible operations. Ideal for cannabis cultivation, processing, warehousing, distribution, or commercial business. Additionally, there is an 1,800 SF manufactured home on site suitable for full-time residence or on-site security, management housing, or office space.

## OFFERING SUMMARY

Sale Price:	\$1,999,999
Building Size:	22,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,937	7,178	13,452
Total Population	9,964	17,065	31,028
Average HH Income	\$83,579	\$78,084	\$79,783

# ADDITIONAL PHOTOS





# LOCATION INFORMATION

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OFFERING MEMORANDUM

# DEMOGRAPHICS

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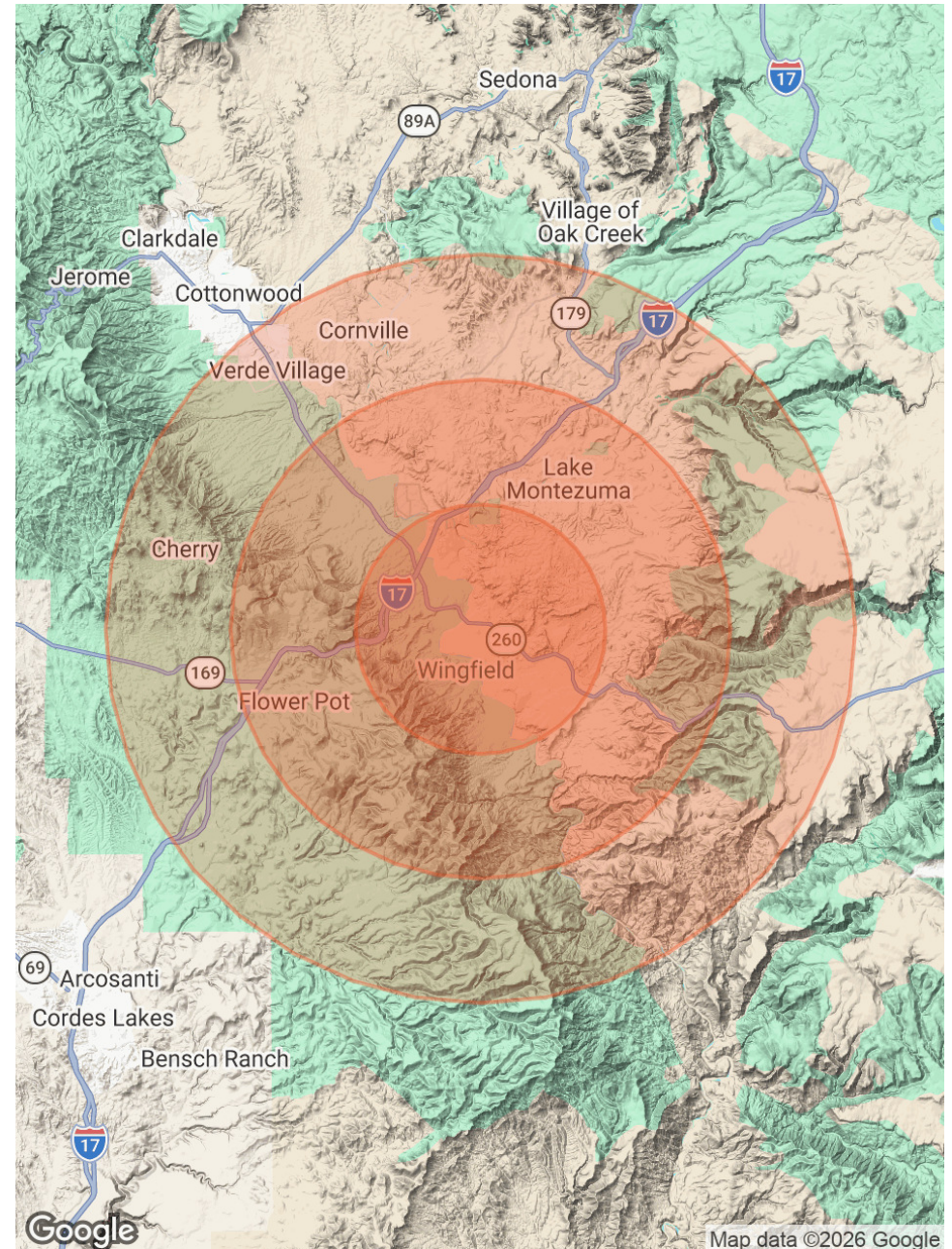
# DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,964	17,065	31,028
Average Age	44.7	49.2	50.6
Average Age (Male)	38.8	45.5	46.6
Average Age (Female)	46.5	49.0	52.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,937	7,178	13,452
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$83,579	\$78,084	\$79,783
Average House Value	\$311,050	\$306,011	\$342,286

2023 American Community Survey (ACS)



# MEET THE TEAM



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