



MG BUSINESS PARK

SMALL BAY INDUSTRIAL CONDO

FOR SALE

1,260SF - 20,872SF

NWC BASELINE & LOOP 202
LAVEEN, ARIZONA 85339

Your Sign Here

EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

NOW PRE-SELLING

Strategically located directly off the Loop 202 and Baseline Rd. In a strong industrial corridor, with little to no current availability for small bay industrial condos, making this the first of its kind.

Breaking ground **Q1 2027** with delivery in **Q4 2027**, the 35 unit development features flexible units, ranging from 1,260 sf to 20,872 sf. Each condo designed specifically for the owners needs.

Sale Price:	\$350/sf
Size:	1,260sf - 20,872sf
Zoning:	C-2
Clear Height:	19' Clear Height - 25' Building Height
Grade Level Doors:	12' x 14'
Dock Door:	1 Common Truckwell
Power:	200 AMPs - 3 Phase Electric

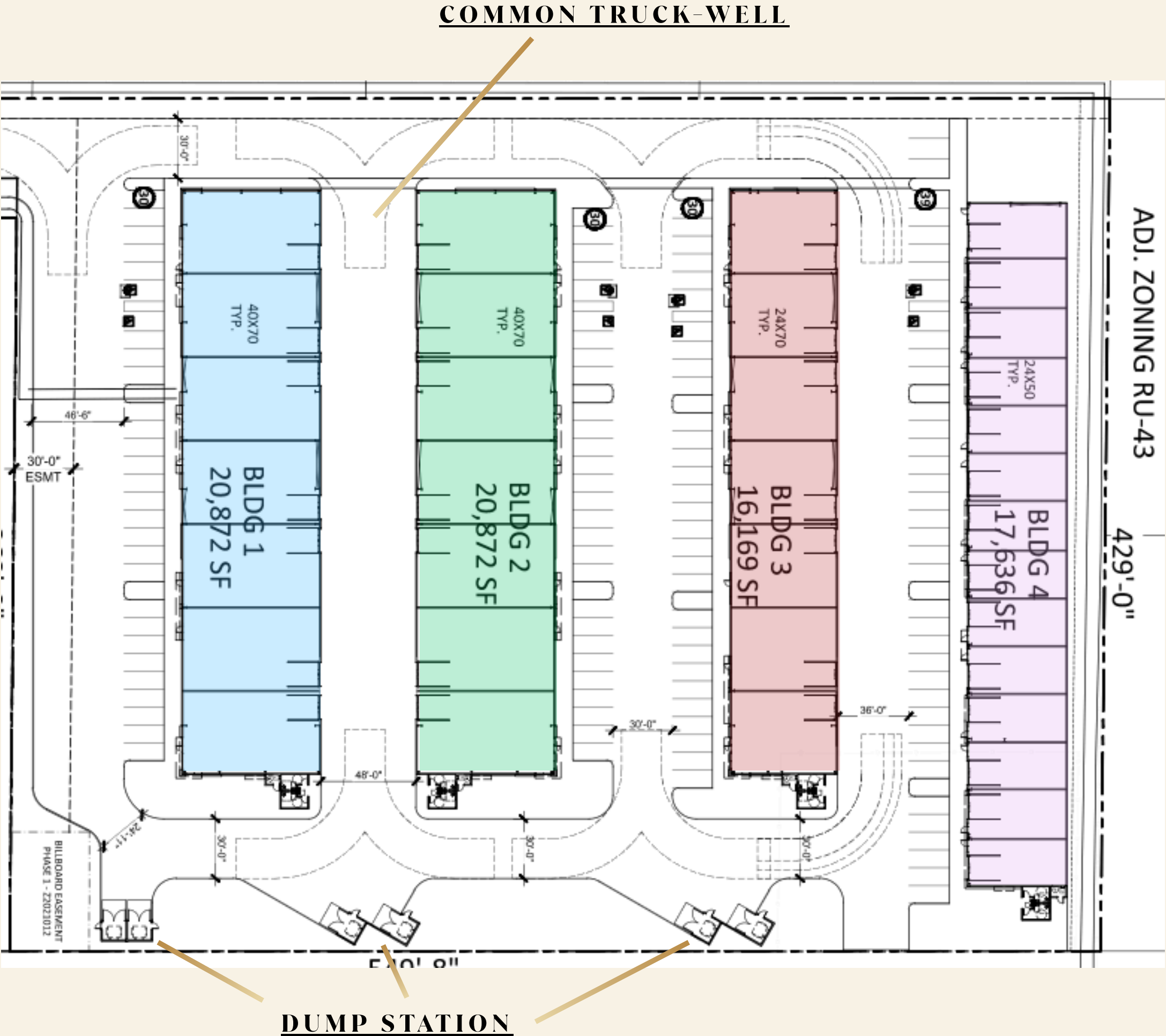


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SITE PLAN

Condo	Size	Price	Availability
A1	2,982 SF	\$1,043,700	Available
A2	2,982 SF	\$1,043,700	Available
A3	2,982 SF	\$1,043,700	Available
A4	2,982 SF	\$1,043,700	Available
A5	2,982 SF	\$1,043,700	Available
A6	2,982 SF	\$1,043,700	Available
A7	2,982 SF	\$1,043,700	Available
B1	2,982 SF	\$1,043,700	Available
B2	2,982 SF	\$1,043,700	Available
B3	2,982 SF	\$1,043,700	Available
B4	2,982 SF	\$1,043,700	Available
B5	2,982 SF	\$1,043,700	Available
B6	2,982 SF	\$1,043,700	Available
B7	2,982 SF	\$1,043,700	Available
C1	2,310 SF	\$808,500	Available
C2	2,310 SF	\$808,500	Available
C3	2,310 SF	\$808,500	Available
C4	2,310 SF	\$808,500	Available
C5	2,310 SF	\$808,500	Available
C6	2,310 SF	\$808,500	Available
C7	2,310 SF	\$808,500	Available
D1	1,260 SF	\$441,000	Available
D2	1,260 SF	\$441,000	Available
D3	1,260 SF	\$441,000	Available
D4	1,260 SF	\$441,000	Available
D5	1,260 SF	\$441,000	Available
D6	1,260 SF	\$441,000	Available
D7	1,260 SF	\$441,000	Available
D8	1,260 SF	\$441,000	Available
D9	1,260 SF	\$441,000	Available
D10	1,260 SF	\$441,000	Available
D11	1,260 SF	\$441,000	Available
D12	1,260 SF	\$441,000	Available
D13	1,260 SF	\$441,000	Available
D14	1,260 SF	\$441,000	Available



UNIT HIGHLIGHTS

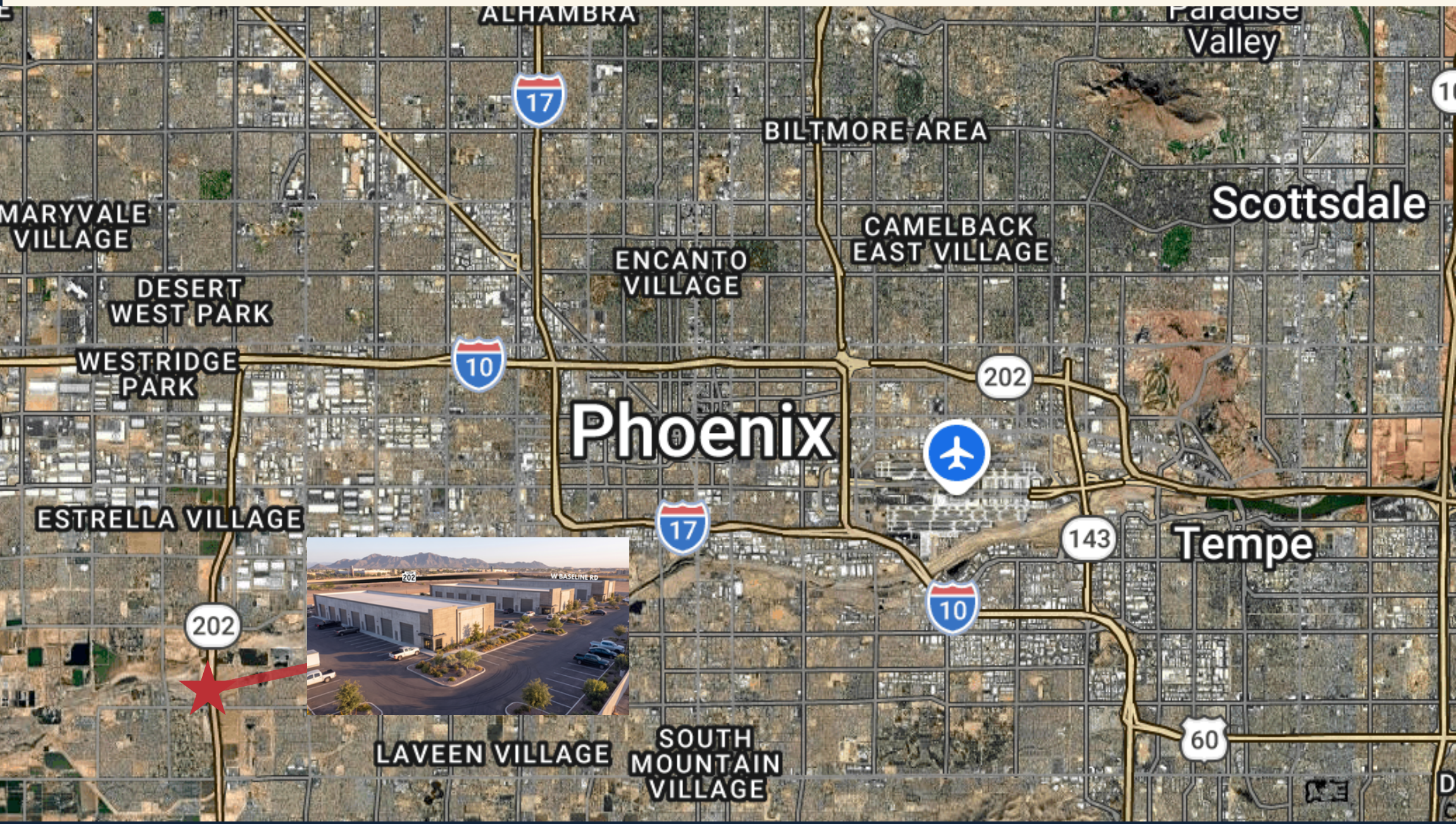
- **3 Unit Sizes**
 - 2,982 sf
 - 2,310 sf
 - 1,260 sf
- **19' Clear Height**
- **Direct Freeway Access to Loop 202**
- **Common Truck-Well**
- **Fully Gated**
- **Sprinklers and LED Lighting**
- **Water and Sewer Hookups Available**
- **Fully HVAC Cooled**
- **24/7 Access**
- **Zoned C-2**
- **12' x 14' Grade Level Doors**
- **Climate Controlled**
- **200 AMPs - 3 Phase Electric**
- **Incredible Visibility Off Baseline The 202**





REGIONAL OVERVIEW

LOCATED IN THE ONE OF THE FASTEST-GROWING COUNTIES IN THE NATION, THE SOUTHWEST VALLEY IS A MAJOR BUSINESS AND EMPLOYMENT CENTER, WITH WELL-KNOWN GLOBAL BRANDS, PLUS HOMEGROWN FIRMS AND SOME OF THE MOST CREATIVE STARTUP VENTURES IMAGINABLE.



SOUTHWEST VALLEY DEMOGRAPHICS



1,012,646
Total
Population



+10.9 %
Population
Growth -
2024-2029



3.3 %
Unemployment
Rate



261,773
Daytime
Workers

2 MILE RADIUS DEMOGRAPHICS



\$130,117
Average
Household
Income



\$111,304
Average
Median
Income



72,631
Total
Population



+18.8 %
Population
Growth - past
5 years



QUINN & CO.

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