

425

S Main St
Coolidge, AZ

INDUSTRIAL WAREHOUSE AVAILABLE FOR LEASE



LEASE RATE: \$0.65 PSF/MO NNN'S \$500.00 MO/NNN

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
06/01/26



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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

PROPERTY OVERVIEW

Main St Frontage in the Heart of Coolidge, AZ

- 7,500 SF Warehouse Space Available For Lease
- Lease Rate: \$0.65 PSF/Mo/NNN
- 5,000 SF Yard
- Built in 1988
- Zoned I-2
- EVAP Cooled Warehouse
- 1 (12' x 12') Grade Level Door
- 600 Amps, 240/120v, 3 Phase, 4 Wire Power
- Automotive Use Permitted
- LED Lighting Throughout
- 100% Insulated Walls & Ceilings



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DEMO- GRAPHICS

5-Mile Radius (2023)

*Take Advantage of Coolidge AZ's
Unprecedented Growth!*



16,429

Population



5,541

Households



\$78,015

Average HH Income



36.3

Median Age



+1.2%

10 Year Pop. Growth



14%

Bach. Degree or Higher

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Lucid Manufacturing Plant



Rendering of P&G Facility

AREA AMENITIES

LUCID

Lucid Motors Manufacturing Facility

Lucid's Coolidge, Arizona facility is part of a major expansion of the company's manufacturing and R&D footprint in the state, following its acquisition of key Nikola Corporation assets in 2025. The Coolidge site is being positioned as a multi-functional manufacturing, warehousing, and pilot-production center that supports Lucid's primary AMP-1 factory in nearby Casa Grande. **Procter & Gamble Manufacturing Facility**

*Welcome To Pinal County!
Where Innovation Meets Opportunity*

P&G

Procter & Gamble

Procter & Gamble (P&G), a global consumer goods leader with a diverse portfolio of trusted, quality brands, plans to build a new manufacturing facility in Coolidge, Arizona. The facility will support P&G's fabric care portfolio, which includes products such as Tide PODS, Downy Unstopables, and Bounce Dryer Sheets. The new facility is expected to be operational by 2025, creating approximately 500 new jobs.

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