



**Monica Merenda**  
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM  
EXCLUSIVELY LISTED

PINAL COUNTY · SUN CORRIDOR

# Industrial Lot

406 S Sunshine Blvd, Eloy, AZ 85131

ASKING PRICE

## \$285,000

±0.875 Acres · I-1 Light Industrial

±38,123 SF LAND AREA

I-1 LIGHT INDUSTRIAL

UTILITIES ON SITE

I-10 IMMEDIATE ACCESS

FLAT DEVELOPABLE PARCEL



**Monica Merenda**

COMMERCIAL REAL ESTATE ADVISOR

My Home Group Real Estate · Arizona

LISTING CONTACT

(623) 398-5510

mmerenda.cre@gmail.com

THE OFFERING

# Property Overview

|              |                                       |
|--------------|---------------------------------------|
| ADDRESS      | 406 S Sunshine Blvd, Eloy, AZ 85131   |
| APN          | 411-08-0850                           |
| ZONING       | I-1 Light Industrial                  |
| LAND AREA    | ±0.875 Acres (38,123 SF)              |
| SALE TYPE    | Investment / Owner-User / Development |
| UTILITIES    | Available / On Site                   |
| TOPOGRAPHY   | Flat, Developable Parcel              |
| ASKING PRICE | \$285,000                             |

WHY THIS PARCEL

# Investment Highlights

- Strategic Sunshine Blvd location near I-10 with regional connectivity
- Light Industrial (I-1) zoning allowing a wide range of employment uses
- Utilities available on site, supporting near-term development
- Positioned within a high-growth industrial corridor in Pinal County
- Ideal for logistics, light manufacturing, contractor yards, or storage/parking
- Flat terrain minimizes site preparation and development costs
- Supported by significant nearby industrial master planning and employer presence
- Existing dwelling to renovate as a yard office — or scrape and repurpose, with all utilities existing at the dwelling site

WATCH THE AERIAL VIDEO >

Click to view full property flyover



SITE BOUNDARY — 406 S SUNSHINE BLVD

## ENTITLEMENTS

# Zoning & Land Use

## I-1 LIGHT INDUSTRIAL

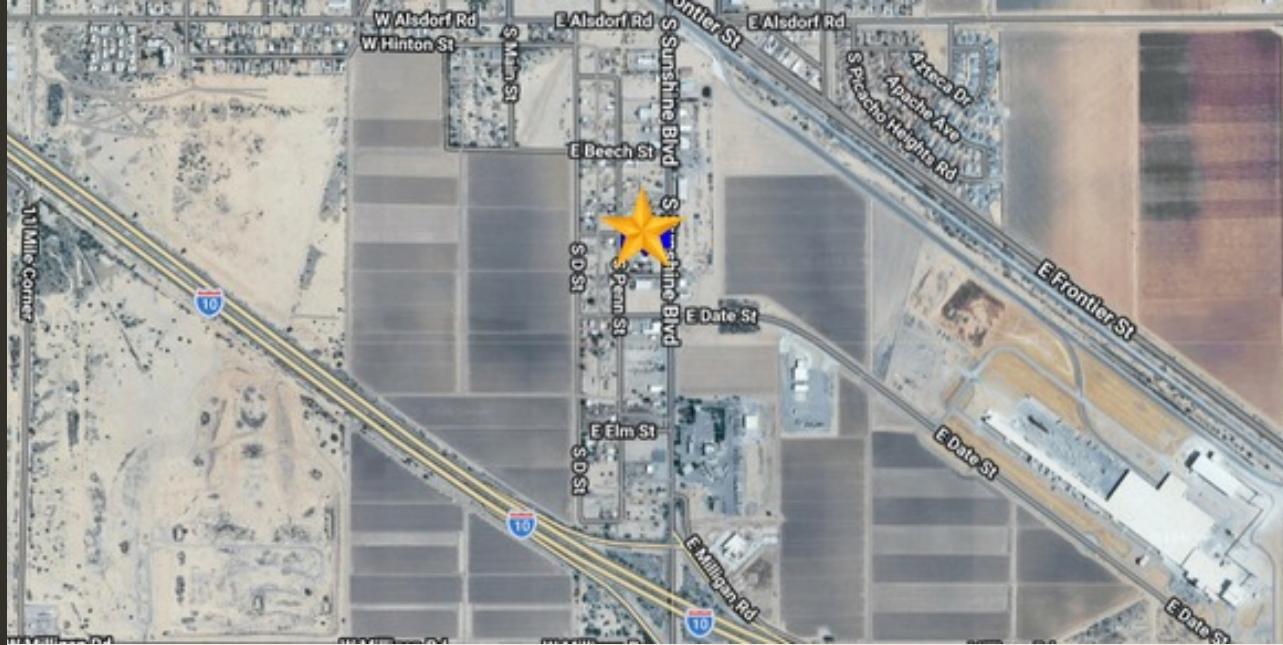
The property is zoned Light Industrial (I-1) by the City of Eloy, a designation intended to support employment-generating uses while maintaining flexibility for a range of operational needs.

## PERMITTED & TYPICAL USES

- Warehousing and distribution
- Manufacturing and assembly (light industrial)
- Contractor yards and service operations
- Logistics and support facilities
- Equipment storage and fleet parking
- Flex industrial and commercial support uses

## SITE ADVANTAGES

Utilities on site, flat topography, and I-1 zoning allow a buyer to move toward use quickly — with an existing dwelling that can serve as a yard office or be removed to open the full parcel.



## CITY OF ELOY

# Municipal Planning & Zoning Momentum

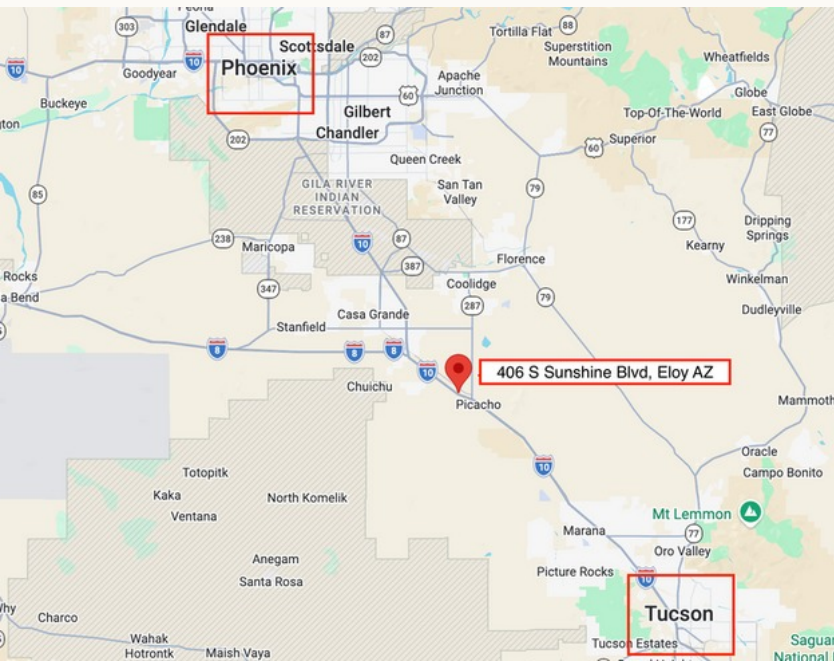
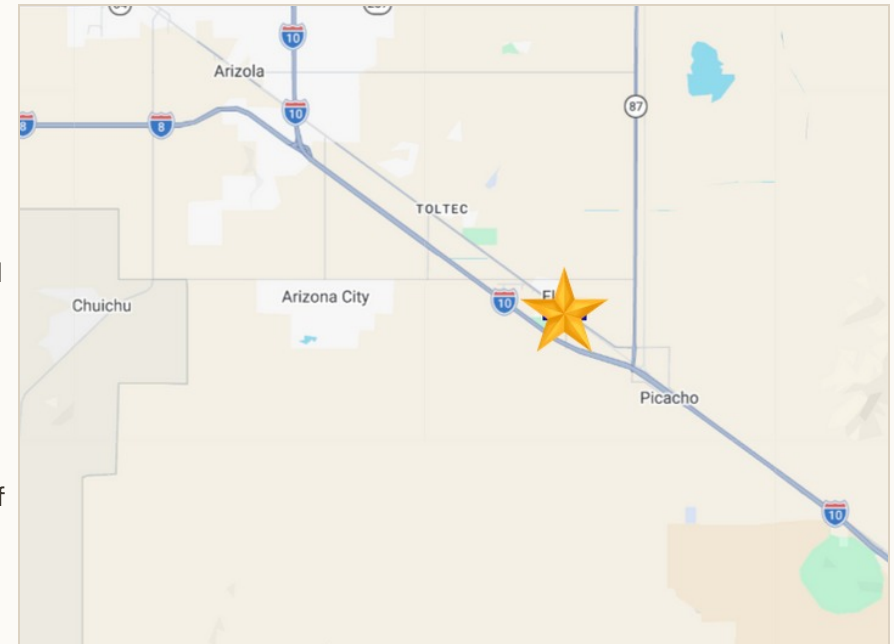
- **Planned Industrial Expansion.** Major projects such as the proposed ±1,192-acre Interstate 10-8 Business Park incorporate extensive Light Industrial and General Industrial zoning, underscoring the City's commitment to employment-driven development.
- **Zoning Flexibility & Land Use Activity.** Recent Planning & Zoning Commission actions include rezonings and land use changes expanding Light Industrial designations at key intersections, including Sunshine Boulevard and Milligan Road.
- **Opportunity Zone & Foreign Trade Zone Proximity.** Portions of Eloy's industrial corridor fall within Arizona Commerce Authority Opportunity Zones and near Foreign Trade Zone (FTZ) No. 75, offering potential tax and trade advantages for qualifying users.

Eloy's location at the midpoint of the Phoenix-Tucson Sun Corridor continues to attract logistics, manufacturing, and distribution users seeking scalable land, efficient transportation access, and lower acquisition costs relative to core metro markets.

# Location & Regional Context

Eloy occupies a strategic position within Arizona's Sun Corridor, the primary population, freight, and employment growth axis connecting Phoenix and Tucson. Historically rooted in agriculture, the city has evolved into a diversified industrial and logistics hub driven by transportation infrastructure, available land, and competitive operating costs.

As development costs continue to rise in surrounding metro markets, Eloy is increasingly viewed as a logical alternative for industrial users seeking proximity without premium pricing. The City's proactive planning, availability of large industrial tracts, and strong transportation access have positioned Eloy as one of the Southwest's emerging logistics and manufacturing centers.



## ACCESS

# Transportation & Connectivity

- **Interstate 10 Access.** Immediate proximity provides direct connectivity to Phoenix (±65 miles northwest) and Tucson (±68 miles southeast).
- **Union Pacific Rail Corridor.** The adjacent UP mainline supports freight movement across the Southwest and enhances logistics potential.
- **Future Infrastructure.** Planned regional improvements, including the North–South Corridor (SR 505), are expected to further enhance mobility and freight efficiency throughout Pinal County.

SUBMARKET MOMENTUM

# Master-Planned Industrial Investment Activity

Significant nearby industrial developments reinforce the long-term growth outlook for this submarket.

## Sunshine Industrial Master Plan

±277 ACRES

- Large-scale industrial development with utilities in place
- Federal Foreign Trade Zone (FTZ) approval
- Potential rail connectivity via Union Pacific

## Interstate 10-8 Business Park

±1,173 ACRES

- Planned industrial and business park adjacent to I-10 and UP rail
- Located within Opportunity Zone and FTZ No. 75
- Indicative of sustained institutional and employer interest

NEARBY MAJOR EMPLOYERS

## Established Industrial Base

The presence of these established operators reinforces the area's suitability for industrial development and employment growth.

Republic Plastics

Schuff Steel

Otto Industries

Owens Corning

National Gypsum

Elrus USA Ltd.

406 S Sunshine Blvd offers an attractive entry point into one of Arizona's most active industrial growth corridors — Light Industrial zoning, strong transportation connectivity, and alignment with long-term municipal planning, priced competitively relative to metro Phoenix and Tucson.



#### ABOUT YOUR ADVISOR

## Monica Merenda

Monica Merenda is an Arizona-based real estate advisor working across commercial and residential assignments, with a practice built on direct, hands-on representation. Every listing she takes is personally marketed, personally negotiated, and personally seen through to close — clients work with her, not a hand-off.

Her commercial work spans land, industrial, and leasing assignments throughout the Phoenix metro and the Sun Corridor, supported by detailed market research, clear underwriting materials, and a straightforward approach to negotiation. She also holds the NAR Short Sales & Foreclosure Resource (SFR®) certification, reflecting deep experience with complex, documentation-heavy transactions.

Monica is licensed in Arizona and brokered by My Home Group Real Estate. Showings on this property are arranged directly through her.

### Monica Merenda

COMMERCIAL REAL ESTATE ADVISOR

My Home Group Real Estate · Arizona

(623) 398-5510

mmerenda.cre@gmail.com

#### DISCLAIMER

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of Monica Merenda, Commercial Real Estate Advisor, brokered by My Home Group Real Estate ("Broker"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bear all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein. By accepting the terms of this Disclaimer you agree to release Broker and hold Broker harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY · PLEASE CONTACT THE LISTING AGENT FOR DETAILS