

8282 WEST SANDY LANE | ARIZONA CITY, ARIZONA 85223
±4,620 SF INDUSTRIAL BUILDING
AVAILABLE FOR SALE OR LEASE



Chad Neppi

Senior Vice President

602.695.4909

cneppi@citywidecre.com

Tanya Tucker

Sales & Leasing

520.272.0012

tanya@citywidecre.com

1645 East Missouri Avenue, Suite 330 • Phoenix, Arizona 85016 602.313.1000 • citywidecre.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

PROPERTY DETAILS

- **Sale Price:** \$599,000
- **Lease Rate:** \$5,000/Month Gross
- ±4,620 SF Fully Insulated Metal Building
- ±0.44 Acre (±19,166 SF) Lot
- 16' Clear Height
- 200 Amps, 3-Phase Power
- Two (2) 14' Grade-Level Roll-Up Doors
- Drive-Thru Warehouse Configuration
- Three (3) New HVAC Units (2024)
- Gated & Fenced Secured Yard
- Functional Warehouse, Office, Restroom and Yard Area
- CB-1 Zoning (Commercial Business)
- Ample On-Site Parking
- Convenient access to I-10 and I-8 via Sunland Gin Road
- Near Attesa Motorsports Park, Dreamport Villages & Lucid Motors
- Excellent Battaglia Drive Access
- Ideal for Contractors, Service Companies, Distribution, Light Manufacturing, Storage Users



Chad Nepl

Senior Vice President
602.695.4909
cnepl@citywidecre.com

Tanya Tucker

Sales & Leasing
520.272.0012
tanya@citywidecre.com



