



±4,972 SF INDUSTRIAL OFFICE/WAREHOUSE ON ±1.33 AC FOR SALE OR LEASE
884 W GILA BEND HWY. CASA GRANDE, AZ 85122



W GILA BEND HWY

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

PROPERTY OVERVIEW

±4,972 SF

Office + Warehouse

±1.33 AC

Site Size

\$6,000 Per Month Gross

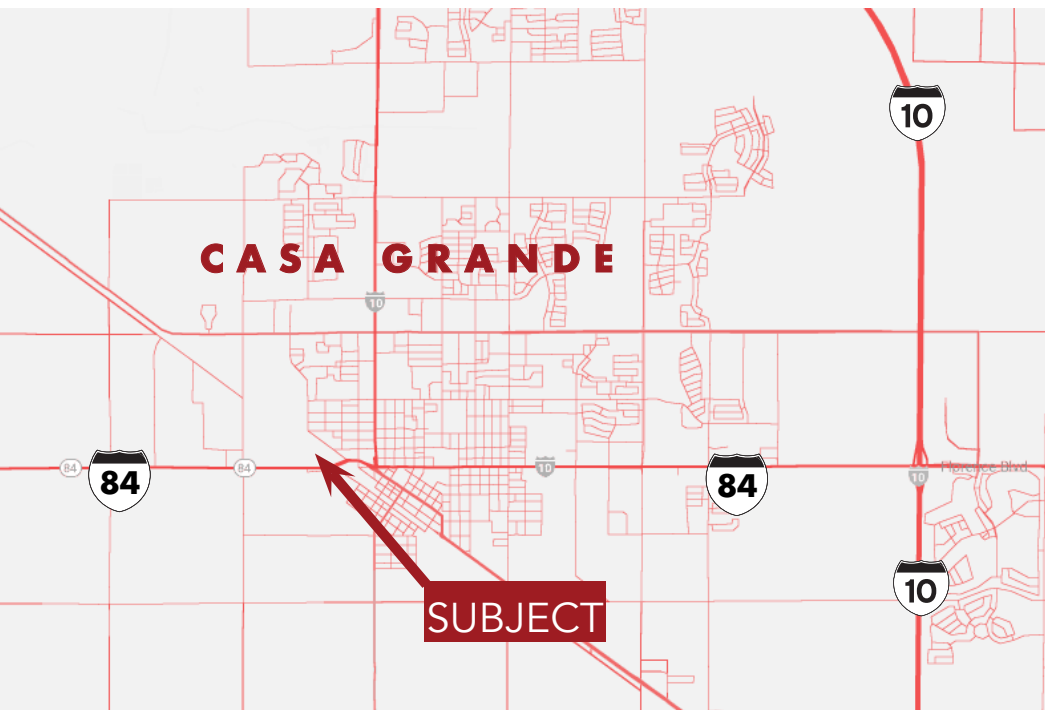
Lease Rate

\$1,000,000

Sales Price

PROPERTY HIGHLIGHTS

- ±4,972 SF Industrial Office/Warehouse
 - » 80% Office/Retail Storefront
 - » One (1) Grade Level Door
- B-4 Zoning
- Fully Fenced and Secured ±1 AC Dedicated Yard
- Frontage on Gila Bend Highway (±9,000 VPD)
- APN#: 504-240-018B









DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grossoehme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grossoehme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

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All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grossoehme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grossoehme.