

OPPORTUNITY ZONE FOR SALE

924 N TWEEDY ROAD
ELOY, ARIZONA 85131

±71,361 SF INDUSTRIAL BUILDING ±15.18 ACRES



**±34 FT. CLEAR HEIGHT
FREE SPAN BUILDING**

EXCLUSIVELY REPRESENTED BY



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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

PROPERTY FEATURES

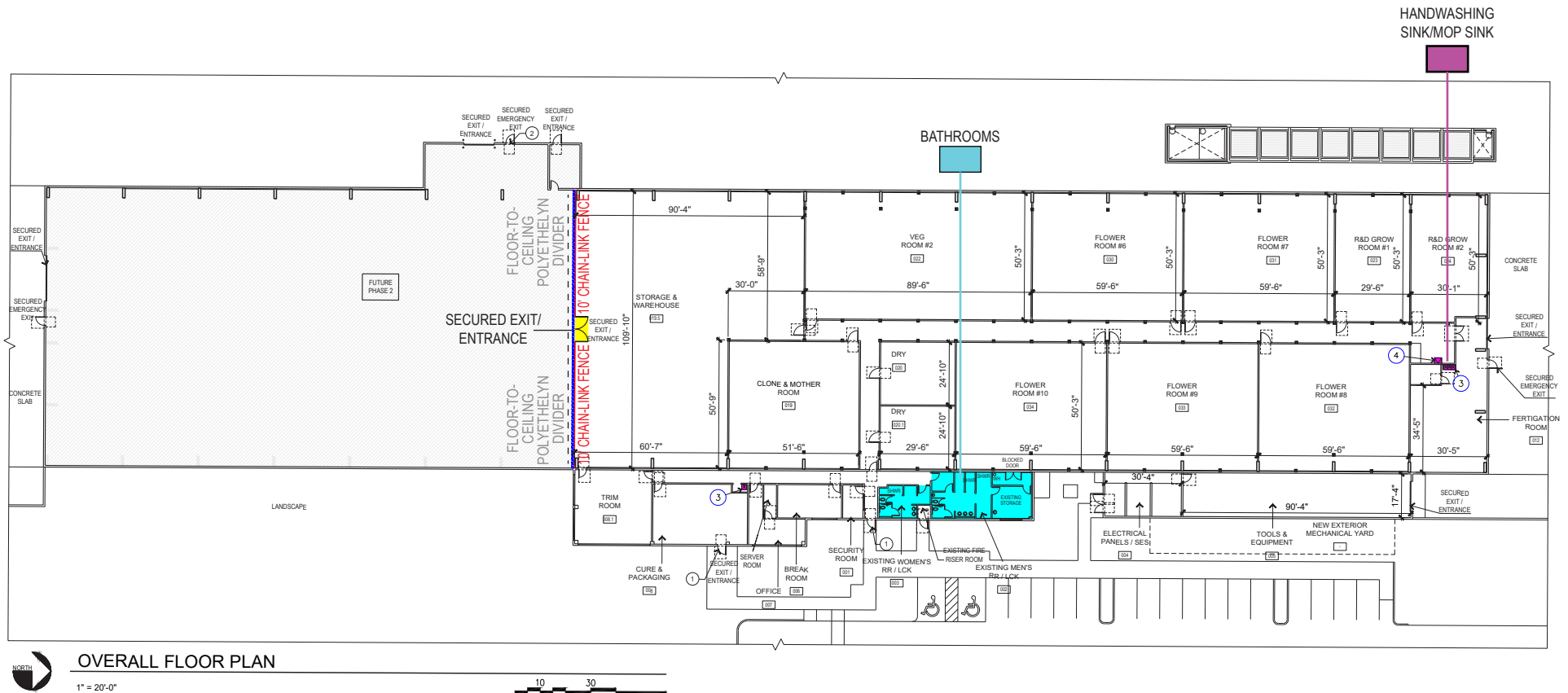
924 N TWEEDY RD | ELOY, ARIZONA 85231

Subdivision:	Eloy Industrial Park/I-1 Zoning
Building Classification:	3-Star Industrial Manufacturing
Construction:	Block/Metal; Built in 2008
Total Size:	±71,361SF
Offices:	±7,000 SF
Production Floor:	±64,361SF
Clear Height:	±34 FT
<i>Potential</i> Rail Service (Subject to feasibility and railroad approval)	Located near Union Pacific freight rail infrastructure
Secure Fenced Area:	±9.56 Acres
Additional Land:	±5.62 Acres
Reinforced Floor:	#4 Rebar - 24" OC
Power:	5,500-6,400 amps of 277/480V, 3-Phase (expandable)
Flow-through Design:	No Columns-Overhead Crane Ready
Target Facility Use:	Industrial/Logistics, Enterprise Size Data Center Conversion
Docking:	Current Grade Level Loading and unloading with potential in ground dock high semi tractor expansion
Parking Ratio:	0.55/1,000 SF
Parking Spaces:	40 Surface Spaces (expandable)
Parcel Tax ID:	408-02-022A
Communications:	Fiber Optic available



AS-BUILT FLOOR PLAN

924 N TWEEDY RD | ELOY, ARIZONA 85231



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

POTENTIAL BUILDING USES

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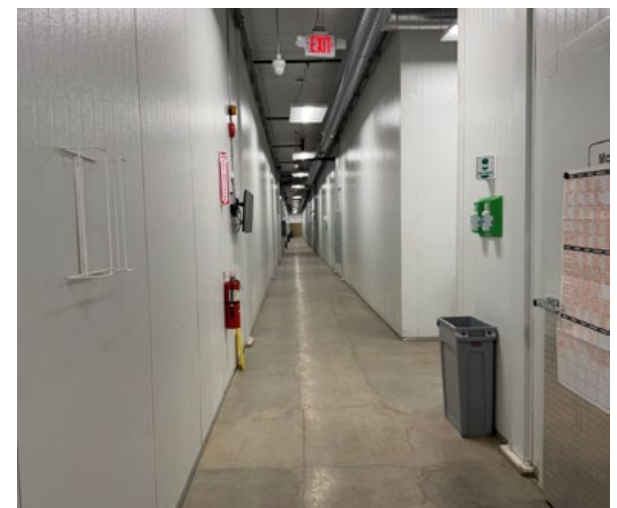
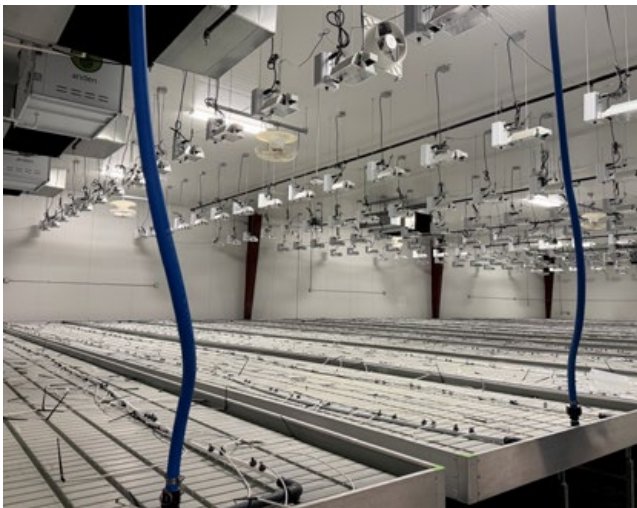
DISTRIBUTION/LOGISTICS/WAREHOUSING



OVERHEAD CRANE MANUFACTURING



HVAC GROWING ROOMS CAN POTENTIALLY BE CONVERTED TO COOLING FOR ENTERPRISE SIZE DATA CENTER, OR CRYPTOMINING SERVERS (COLOCATION, EDGE COMPUTING)



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POTENTIAL RAIL SERVICE

LOCATED NEAR UNION PACIFIC FREIGHT RAIL INFRASTRUCTURE WITH POTENTIAL FUTURE RAIL-SERVED INDUSTRIAL CAPABILITY (SUBJECT TO FEASIBILITY AND RAILROAD APPROVAL).



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SITE PLAN

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ADDITIONAL
±5.62 ACRES

FENCE

FENCED AREA
±9.56 ACRES

FENCE

±71,361 SF



not to scale

TWEEDY ROAD

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AERIAL VIEW

924 N TWEEDY RD | ELOY, ARIZONA 85231



SUBJECT
APN 408-02-022A

MAP OVERVIEW

924 N TWEEDY RD | ELOY, ARIZONA 85231



For additional information please call or email John Quatrini or Suzanne Enright

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