

FOR SALE
\$1,150,000 or 42.59 psf

3346 W. Guadalupe Rd.
Apache Junction, AZ



27,000 sf manufacturing
building on 1.79 acres

3,800 sf office
21,200 sf manufacturing
2,000 sf storage

3 12' x 14' roll up doors

1 truck well

Built in 2007



Contact George Quinif
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Visit www.peakaz.com

Basic Specifications

NAME OF PRESENT OCCUPANT: JLE Manufacturing

ADDRESS: 3346 W. Guadalupe Rd.

Apache Junction, AZ 85120

NUMBER OF BUILDINGS: 1

SQUARE FOOTAGE: total 27,000 sf

office - 3,800 sf

manufacturing - 21,200 sf

storage - 2,000 sf

APPROX. DIMENSIONS OF MAIN BLDG: 100' w x 270' deep

TOTAL LOT SIZE: 1.72 net acres

PAVED PARKING AREA: 40 total spaces,

office/shop - 33, handicap - 2, visitors - 5

CONDITION OF BUILDING: good

DATES OF CONSTRUCTION: 2007

OFFICE FACILITIES: 3,800 sf

5 individual offices and 2 conf. rooms

CONSTRUCTION:

floors – 4" concrete (epoxy finish in office)

walls – steel stud with R-19 insulation, drywall in office

columns – none, clear span

ceiling – only in office, drywall with insulation

roof – steel with R-19 insulation inside

CEILING HEIGHTS: wall/eaves - 18, pitch/center - 20

ELECTRIC POWER: SRP

with 1200 amps, 277/480 volt, 3 phase

WATER: well

SEWER: septic

NATURAL GAS: propane, "Ferrel Gas" tank on premises

SPRINKLER: Yes

HVAC SYSTEM: 3 units, ground mounted

EVAPORATIVE COOLERS: 6 units, ground mounted

VENTILATION: roof vents

INSULATION: R-19 roof, R-19 sides

LIGHTING: 144 fluorescent 48" lights, 30 skylights

ALARM SYSTEM: Yes, also setup for camera

surveillance inside and out

TRUCK LOADING: Yes, sunken doc well with ramp

DRIVE-IN GRADE LEVEL DOORS: 3 roll up

14' wide x 12' high

TOILET FACILITIES: 3 in office, 1 in shop

FENCING: yes, chain link/razor wire

ENVIRONMENTAL: available upon request

ZONING: CI-2 Pinal County

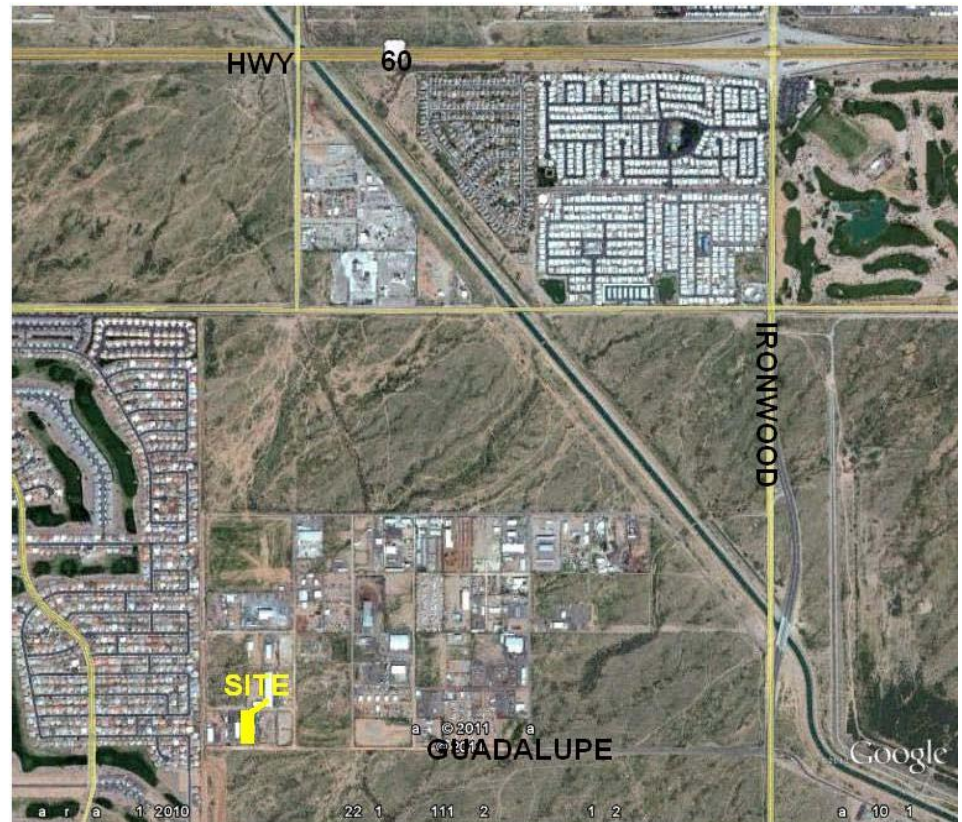
TAX PARCEL NUMBERS: 104-63-013H

TAXES 2010: \$20,938

LAST USE: JLE Custom Millwork

POSSESSION: at COE

PLANS: full set construction plans available





PEAK GROUP, LLC
REAL ESTATE SERVICES

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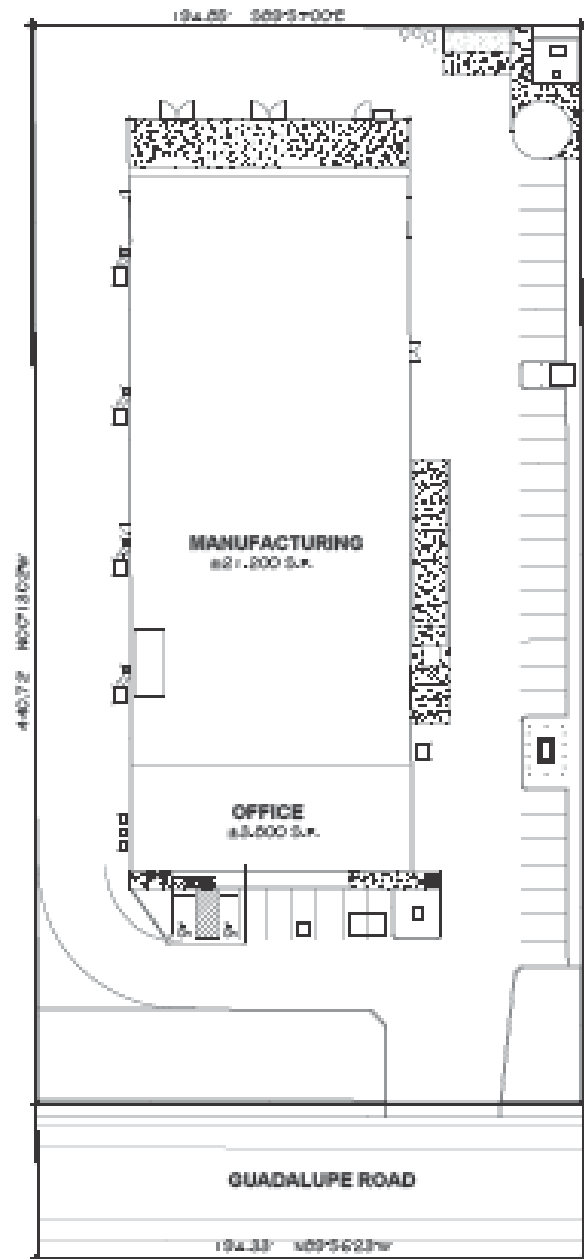


SITE PLAN

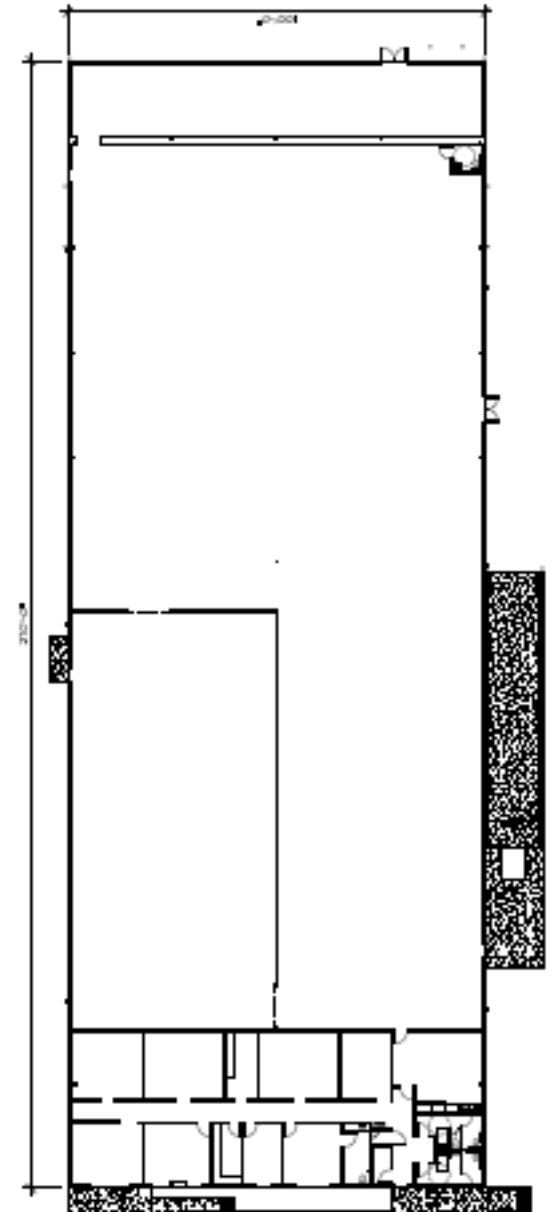
FACILITY IS CURRENTLY
SET UP AS
WOODWORKING/
MILLWORK CABINETRY
SHOP.

DUST COLLECTION
SYSTEM IS IN.

EQUIPMENT CAN ALSO BE
PURCHASED
SEPARATELY:
SAWS, 3 HEAD SANDER,
CNC, EDGE BANDER,
DOWEL MACH. SPRAY
BOOTH, COMPRESSORS
RACKS, FORKLIFT.



BUILDING LAYOUT



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