

**CONTRACTOR STORAGE YARD - ±2,740 SF ON ±1.67 AC FOR SALE**

10317 E Apache Trail  
Apache Junction, Arizona 85120



±2,740 SF CONTRACTOR FACILITY ON ±1.67 AC  
FULLY LEASED THROUGH JANUARY 2027  
6.94% CAP RATE ON CURRENT BELOW MARKET RENTS

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

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# FOR SALE

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## Site Information

10317 E Apache Trail

Apache Junction, Arizona 85120

- ±2,740 SF Storage Building + Office
- ±1.67 AC (72,745 SF) Site
- C-3 Zoning
- Proximity to Loop 202 and US 60 (<2 Miles)
- APN: 220-51-014B
- **Fully Leased through January 2027 - Tenant has No Options to Renew**
- **Sales Price: \$1,700,000**

**6.94% CAP RATE ON CURRENT BELOW MARKET RENTS**

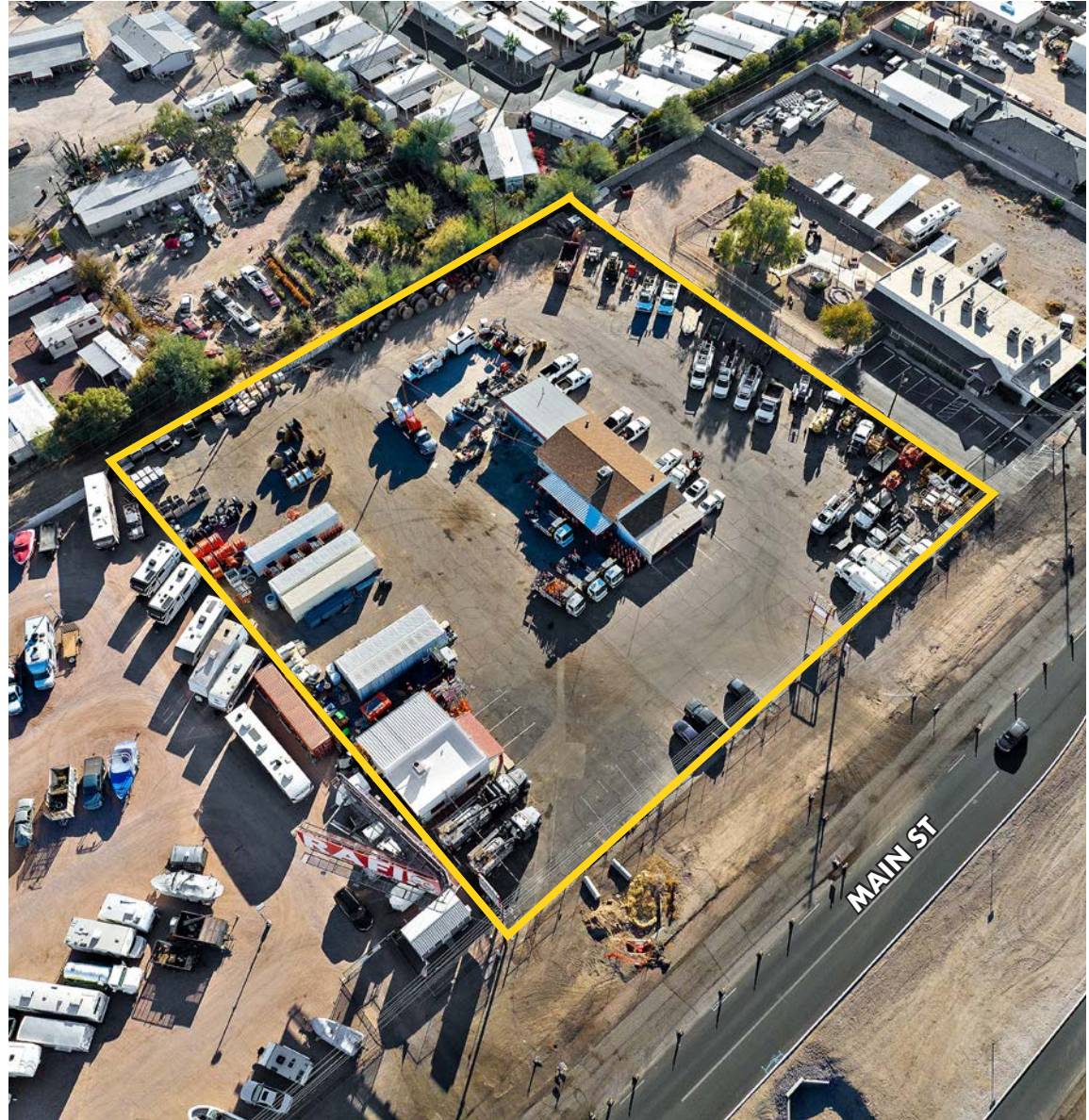
### MONTHLY INCOME

2/01/2025 – 1/31/2026

**\$9,832.50/mo NNN**

2/01/2026 – 1/31/2027

**\$10,176.64/mo NNN**



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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## Site Images



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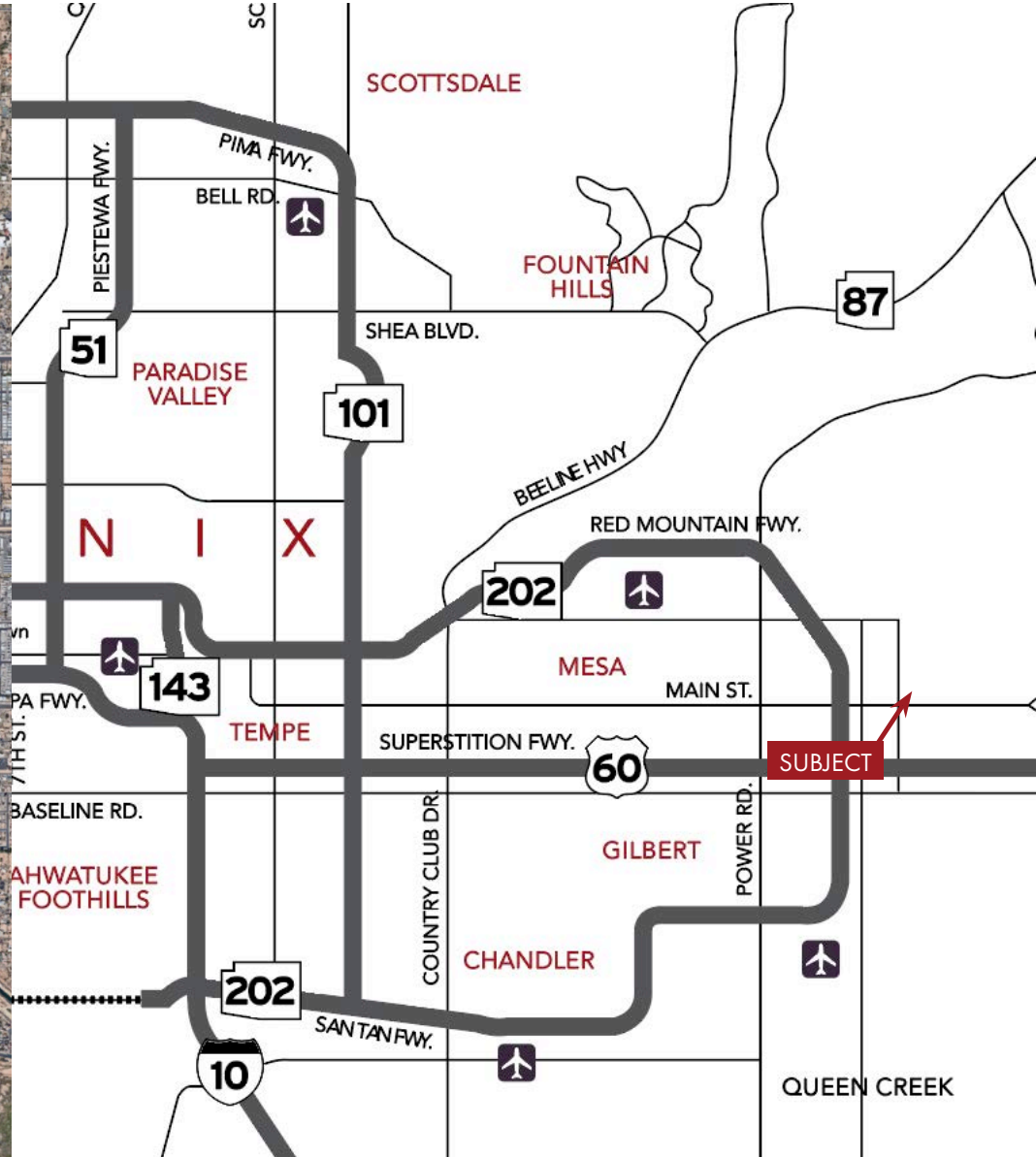
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## Location Maps



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