



FOR SALE | SELF-STORAGE INVESTMENT OPPORTUNITY

COOLIDGE PIMA MINI STORAGE

573 W Seagoe Avenue | Coolidge, Arizona 85128

ASKING PRICE

\$7,000,000

Newer-build, all-ground-level storage facility
positioned for continued lease-up in growing
Pinal County.

448

STORAGE DOORS

38,400 SF

RENTABLE AREA

16

METAL BUILDINGS

4.68 AC

SITE AREA

EXCLUSIVELY LISTED BY

KENNETH N. BOLAN | RE/MAX A BAR Z REALTY

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\$7.0M
ASKING PRICE

\$182
PRICE / SF

\$15,625
PRICE / DOOR

2025
YEAR BUILT

C-3
ZONING

\$18,000
2025 TAXES

PROPERTY SUMMARY

Coolidge Pima Mini Storage is a newer-build, all-ground-level facility with 448 storage doors across 16 metal buildings. The approximately 38,400-square-foot property features concrete drive aisles, block perimeter fencing, surveillance cameras, solar lighting and areas identified for vehicle parking.

INVESTMENT HIGHLIGHTS

- **448 storage doors** across 16 metal buildings.
- **38,400 square feet** of storage rental area on approximately 4.68 acres.
- Unit sizes include **5x10, 10x10 and 10x20**.
- **Ground-level, drive-up access** designed for convenient tenant loading and unloading.
- **Wide concrete drive aisles** and paved parking areas throughout the operating area.
- **Block perimeter fencing** with controlled gate access.
- **Video surveillance and solar lighting** already installed.
- Manual gates with **conduit installed for future electrical connections**.
- **Online renting and bill pay** supported through the facility website.
- Additional areas identified for **vehicle parking** and possible ancillary income.

CURRENT OPERATIONS AT A GLANCE

OCCUPANCY AT LISTING **35%**

FACILITY PHONE **(520) 723-4777**

DAILY TENANT ACCESS **7:00 AM - 8:00 PM**

WEBSITE **coolidgepimaministorage.com**

GROSS INCOME SCENARIOS

Seller/MLS projections based on current rental rates. Figures shown are gross income estimates before operating expenses, vacancy loss, concessions, reserves, debt service and capital costs.

75% OCCUPANCY

\$345,600 projected annual gross

90% OCCUPANCY

\$414,700 projected annual gross

CURRENT ADVERTISED RENTAL RATES

UNIT SIZE	ADVERTISED RATE
5 x 10	\$49 / month
10 x 10	\$89 / month
10 x 20	\$179 / month

Rates subject to change; verify current rent roll and concessions.

POTENTIAL VALUE-ADD LEVERS

- Continue lease-up from reported 35% occupancy toward stabilization.
- Evaluate automated gate controls using existing conduit.
- Optimize rate management, digital leasing and tenant follow-up.
- Evaluate vehicle parking and ancillary revenue opportunities.

RECOMMENDED BUYER DUE DILIGENCE

- **Rent roll and tenant ledger:** occupied units, delinquency, discounts, prepaids and deposits.
- **Operating statements:** trailing 12 months, year-to-date results and normalized expense assumptions.
- **Physical review:** roofs, doors, concrete, drainage, walls, lighting, cameras and gate systems.
- **Title, survey and zoning:** legal description, access, easements, parking rights and permitted uses.
- **Utility and vendor review:** electric, water, website/software, insurance, security and maintenance contracts.
- **Expansion/parking analysis:** verify site-plan capacity, approvals, demand and capital requirements.



CENTRAL PINAL COUNTY LOCATION

Convenient regional access and local tenant reach

LOCATION ADVANTAGES

- Located at **573 W Seagoe Avenue**, just west of Arizona Boulevard / State Routes 87 and 287.
- Facility website is currently marketed to **Coolidge, Florence, Casa Grande, San Tan Valley and Chandler**.
- Approximately **30 miles south of Chandler** and less than 15 minutes from Central Arizona College.
- **Pinal County population grew 26.6%** from the 2020 estimates base to the July 1, 2025 estimate of 539,380 residents.

PROPERTY CONTACT

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SCAN QR Code for Website



PROPERTY ACCESS

From central Coolidge, travel south on Arizona Boulevard (SR 87/287), turn west onto W Seagoe Avenue, and the facility will be on the left.
Tenant access is available seven days a week from 7:00 AM to 8:00 PM.

IMPORTANT INFORMATION

This brochure is for informational and marketing purposes only. Property, financial, occupancy, rental-rate and projection information was obtained from the property website, seller/MLS data and public sources believed reliable, but has not been independently verified and is not guaranteed. Buyer should independently investigate all material facts, complete inspections and consult appropriate legal, tax, financial and engineering professionals. Gross income projections are not representations of future performance. Property is offered subject to prior sale, withdrawal or modification without notice.