Insight Land & Investments

Available Land – Self Storage Site

Pinal County, AZ

- ***Location:*** W of NWC Attaway Rd and Hwy 287, Pinal County, AZ
- ***APN:*** 209-13-007C
- ***Zoning***: C-3 (PAD)
- ***Size:*** +/- 12.9 Acres
- **Unit Count:** 300 RV Storage Spaces, 257 Self Storage Spaces
- ***Price:*** $3.20/sf or $1,800,000
- ***Comments:*** Property is well located just west of the northwest corner of Attaway Road and Highway 287. Attaway is one of only 2 crossings over the Gila River. Property is permit ready for 300 RV Storage spaces and 257 Self Storage spaces, approved in Pinal County. Seller will give time for entitlements. Submit all offers.

EXCLUSIVELY LISTED

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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Ken Reycraft
Direct: 602-385-1529
kreycraft@insightland.com

Haydn Reycraft
Direct: 602-810-2071
hreycraft@insightland.com

Kyle Root
Direct: 480-800-9456
kroot@insightland.com

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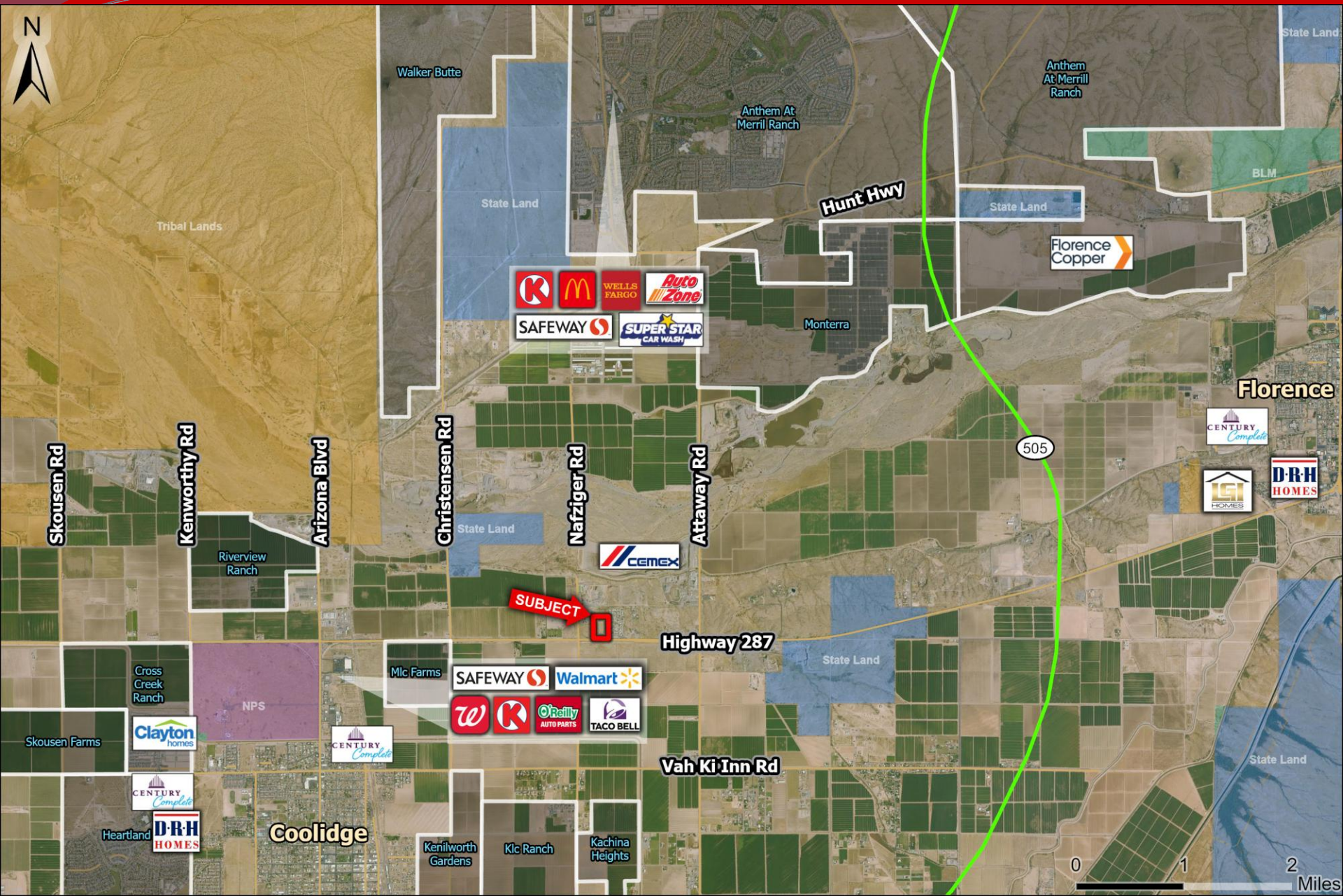
Area Map

Pinal County, AZ



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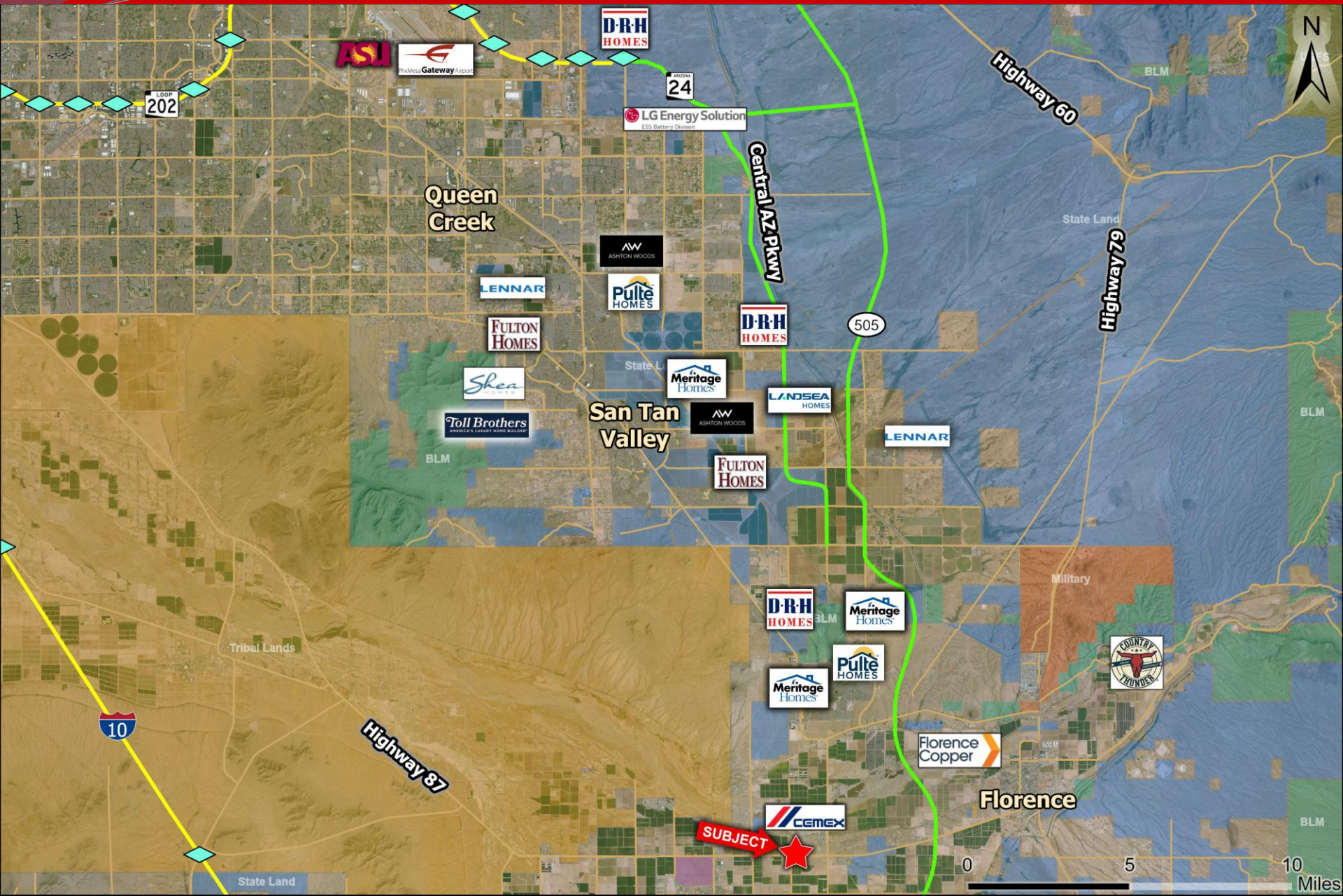
Aerial Map

Pinal County, AZ



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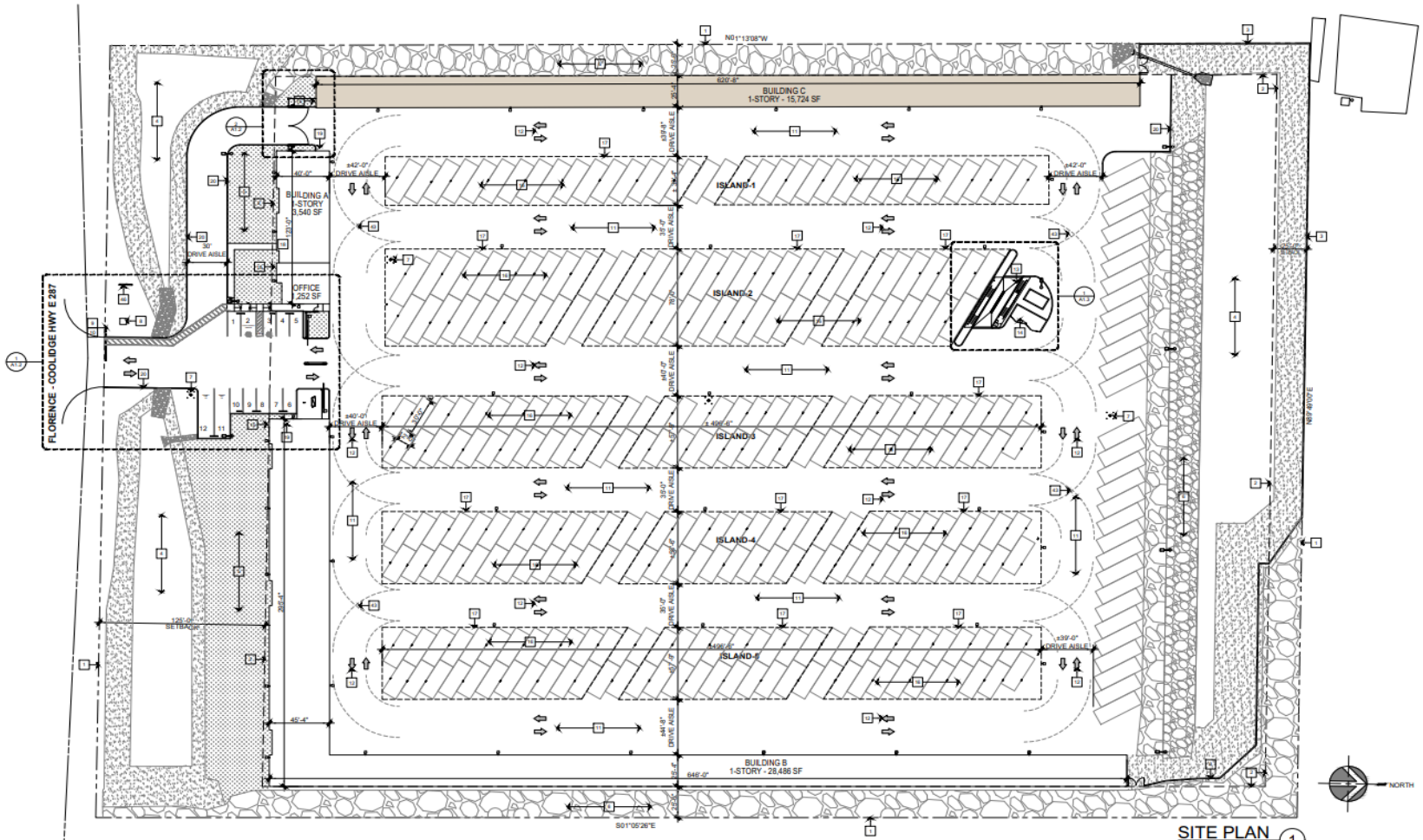
Site Plan



SITE PLAN 1
1/30"=1'-0"

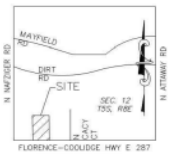
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. WHERE ARCHITECTURAL SPECIFICATIONS REQUIRED STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY.
3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROX. TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS.
4. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS U.N.O.
5. DIMENSIONS ARE TO FACE OF C.M.U. AND/OR TO THE FACE OF METAL STUD OR CONCRETE, UNLESS NOTED OTHERWISE.
6. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL.
7. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.
8. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
9. FOR ALL EXIT SIGNS SEE ELECTRICAL.
10. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL OR CEILING

KEY NOTES

1. PROPERTY LINE. SEE CIVIL.
2. SETBACK LINE. SEE CIVIL.
3. SITE WALL. SEE CIVIL PLANS.
4. RETENTION BASIN. SEE CIVIL PLANS.
5. LANDSCAPE AREA. COORDINATE WITH CIVIL AND LANDSCAPE.
6. RIP RAP CHANNEL. SEE CIVIL PLANS.
7. NEW FIRE HYDRANT. PROVIDE BOLLARDS AS REQUIRED. SEE CIVIL PLANS AND DETAIL 3/A7.2
8. CONCRETE PAD FOR ELECTRICAL TRANSFORMER. VERIFY LOCATION, SIZE AND CLEARANCES WITH ELECTRICAL COMPANY.
9. PARKING ENTRANCE SIGN. COORDINATE WITH CIVIL. SEE DETAIL 3/A7.1
10. FIRE LANE ENTRANCE SIGN. COORDINATE WITH CIVIL. SEE DETAIL 1/A7.2
11. INTERIOR DRIVE AISLES. SEE CIVIL PLANS.
12. DIRECTIONAL ARROWS. SEE DETAIL 6/A7.2 AND CIVIL PLANS.
13. RV WASH STATION AREA. SEE SHEET A1.3
14. TRASH ENCLOSURE. SEE SHEET A1.3
15. FDC CONNECTION.
16. RV PARKING SPACES. SEE CIVIL PLANS.
17. RV CANOPY PROJECTION.
18. ELECTRICAL ROOM. COORDINATE WITH ELECTRICAL.
19. FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. SEE DETAIL
20. 6" CONCRETE CURB AT LANDSCAPE. SEE DETAIL 8/A7.2
21. 6" CONCRETE CURB AT HARDSCAPE. SEE DETAIL 8/A7.2
22. ACCESSIBLE CURB RAMP. COORDINATE WITH CIVIL.
23. CONCRETE HARDSCAPE. PROVIDE CONTROL JOINTS AS REQUIRED. SEE CIVIL PLANS FOR FINAL GRADES.
24. SHORT TERM BICYCLE RACK OVER CONCRETE PAD. VERIFY EXACT LOCATION AND CLEARANCES PER MANUFACTURERS RECOMMENDATIONS. SEE DETAIL 11/A7.2
25. LONG TERM BICYCLE LOCKER PARKING OVER CONCRETE PAD. VERIFY EXACT LOCATION AND CLEARANCES PER MANUFACTURERS RECOMMENDATIONS. SEE DETAIL 12/A7.2
26. 6'-0" HIGH BLACK POWDER WROUGHT IRON FENCE. SEE DETAIL 10/A7.2
27. 6'-0" HIGH BLACK POWDER COATING W \ SLIDING GATE. SEE DETAIL 15/A7.2 AND DETAIL 13/A7.2 FOR GATE TRACK.
28. GATE MOTOR ON CONCRETE PAD FOR SLIDING GATE. LIFTMASTER, SL3000UL (1 HP) OR APPROVED EQUAL. VERIFY SIZE & LOCATION IN FIELD. PER MANUFACTURERS RECOMMENDATIONS. PROVIDE PROTECTION BOLLARDS AS REQUIRED.
29. 6'-0" HIGH BLACK POWDER COATING W \ SWING GATE. SEE DETAIL 15/A7.2
30. GATE MOTOR ON CONCRETE PAD FOR SWING GATE "LIFTMASTER ELITE SERIES" MODELS# CSW350 OR APPROVED EQUAL. VERIFY SIZE & LOCATION IN FIELD. PER MANUFACTURERS RECOMMENDATIONS. PROVIDE PROTECTION BOLLARDS AS REQUIRED.
31. ENTRY KEYPAD. SEE DETAIL 2/A7.2 PROVIDE A KNOX KEY SWITCH OVERRIDE. PROVISION SHALL BE TAKEN TO OPERATE THE GATE UPON THE LOSS OF POWER.
32. EXIT KEYPAD. SEE DETAIL 2/A7.2 PROVIDE A KNOX KEY SWITCH OVERRIDE. PROVISION SHALL BE TAKEN TO OPERATE THE GATE UPON THE LOSS OF POWER.
33. CONCRETE APRON FOR GATE TRACKS. VERIFY WIDTH & DEPTH WITH GATE MANUFACTURER. SEE DETAIL 13/A7.2
34. STANDARD PARKING 10'-0" X 20'-0" TYP.
35. ACCESSIBLE PARKING SPACE SEE DETAIL 1/A7.1
36. VAN ACCESSIBLE PARKING SPACE.
37. RV TEMPORARY PARKING SPACE.
38. CONCRETE WHEEL STOP. SEE DETAIL 7/A7.2
39. ACCESSIBLE PARKING SIGNAGE. COORDINATE WITH CIVIL. SEE DETAIL 2/A7.1
40. 4" PAINTED PARKING STRIPING WHITE OR COMPLY W/ CITY STANDARDS.
41. PEDESTRIAN GATE. SEE DETAIL 10/A7.2
42. STEEL CANOPY PROJECTION.
43. FIRE TRUCK 50' MAX. TURNING RADIUS.
44. STOP BAR. SEE CIVIL PLANS.
45. CMU PIER. SEE DETAIL 20/A7.2
46. MONUMENT SIGN. VERIFY WITH CIVIL DRAWINGS.

KEY PLAN



VICINITY MAP
SCALE: 1" = 2000'

bruce jordan, architect
131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541
Telephone (949) 388-8090
Facsimile (949) 388-8290

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REGISTERED ARCHITECT 34220 BRUCE D. JORDAN

CLIENT

LANCE KEATOR

793 30TH AVE SW
DICKENSON
ND, 58601

PROJECT

KEATOR SELF-STORAGE

7000 EAST HIGHWAY 287
COOLIDGE,
AZ, 85128

SHEET TITLE

SITE PLAN

REV.	DATE	COMMENT

PROJECT MANAGER: M.A.Q.
DRAWN BY: M.A.Q.
DATE: 01/20/2025
JOB NUMBER: 22-807
FILE NAME: 22807-A101-C
SHEET NUMBER:

A1.1

HIGHWAY 287 SELF STORAGE
CONCEPTUAL UNIT MIX TABULATION

PREPARED ON 12/04/24 - NOTE: UNITS SIZES ARE NOMINAL, FROM CENTER TO CENTER INTERIOR PARTITION AND/OR FROM

		BUILDING A				BUILDING B				BUILDING C		TOTAL		
		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE				
UNIT SIZE	UNIT AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	AREA RATIO
(in feet)	(in sq. ft)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq. ft)	(%)
5 X 5	25	0	0	1	25	0	0	4	100	0	0	5	125	0.30%
5 X 7.5	38	0	0	4	150	0	0	12	450	0	0	16	600	1.30%
5 X 10	50	0	0	4	200	0	0	16	800	0	0	20	1,000	2.20%
7.5 X 10	75	0	0	1	75	0	0	0	0	0	0	1	75	0.20%
10 X 10	100	0	0	12	1,200	0	0	42	4,200	0	0	54	5,400	11.70%
10 X 15	150	7	1,050	0	0	0	0	1	150	0	0	8	1,200	2.60%
10 X 20	200	0	0	0	0	13	2,600	0	0	0	0	13	2,600	5.70%
10 X 25	250	0	0	0	0	78	19,500	0	0	62	15,500	140	35,000	76.10%
TOTAL		**7**	**1050**	**22**	**1650**	**91**	**22100**	**75**	**5700**	**62**	**15500**	**257**	**46,000**	**100.00%**
PERCENTAGE (%)		3%	2%	9%	4%	35%	48%	29%	12%	24%	34%	100%	100%	

NON CLIMATE CONTROL (REGULAR UNITS)	**160**	**38,650**	84.00%
CLIMATE CONTROL UNITS	**97**	**7,350**	16.00%
TOTAL	**257**	**46,000**	100.00%

UNIT AVERAGE (in sf /unit) = 179

NET RENTABLE = **46,000**

TOTAL GROSS STORAGE AREA (WITHOUT OFFICE)= ## ## **96.34%**

RV Self Storage Data Table

UNIT DIMENSIONS	ISLAND #1	ISLAND #2	ISLAND #3	ISLAND #4	ISLAND #5	TOTAL SPACES
12' x 30' COVERED	0	0	0	68	68	300
12' x 35' COVERED	34	0	0	0	0	
12' x 40' COVERED	0	63	67	0	0	