

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE OR LEASE

298 N Pine St, Globe, AZ 85501

FOR SALE: \$325,000



6,160 SF | SINGLE STORY | BUILT 1980 | 0.15 ACRES

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OFFERING MEMORANDUM

298 N PINE ST

Globe, AZ 85501

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

298 N PINE ST

Globe, AZ 85501

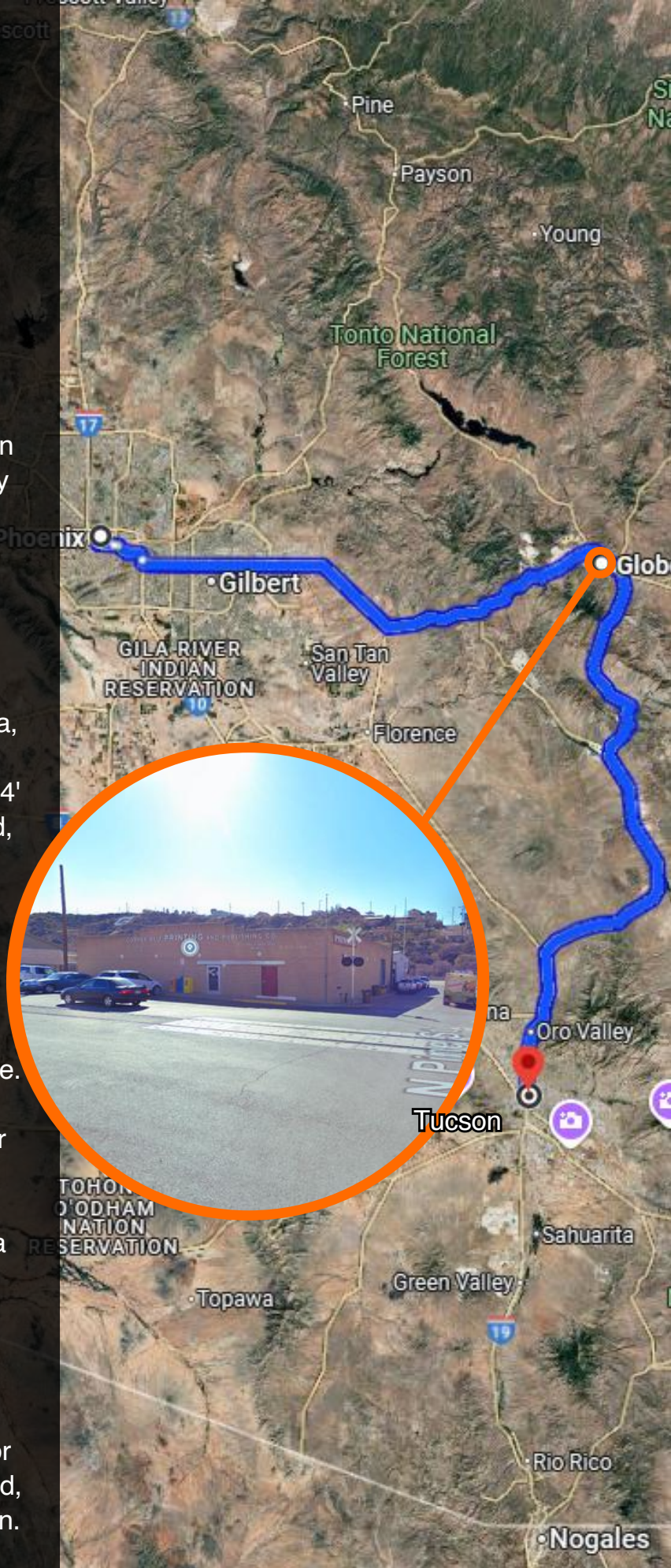
298 N. Pine Street is a 6,160 SF masonry office/warehouse building originally constructed in 1967 and renovated multiple times, most recently in 2009. The property was formerly occupied by the Arizona Silver Belt and The Copper Country News, but is now fully vacant and ready for immediate occupancy.

The building features 2,300 SF of office space, including a mix of private offices and bullpen area, as well as 3,860 SF of high-quality warehouse space with a standard-height loading dock and 14' clear height. The property is also fully sprinklered, offering enhanced functionality and safety for a range of potential users.

Recent improvements include:

- Complete cleanout of all former newspaper press & contents
- Fresh interior paint throughout the warehouse.
- New tuckpointing on the brick exterior
- Roof re-sealed Aug 2025 to improve weather resistance for years to come

Situated on a 0.15-acre site, the property offers a flexible layout ideal for a variety of office, light industrial, or storage uses. Located in Globe, Arizona, approximately 60 miles east of Phoenix via Route 60 and 100 miles north of Tucson, the site provides convenient regional access. This property represents a turnkey opportunity for owner-users or tenants seeking a well-maintained, move-in-ready facility in a central Arizona location.

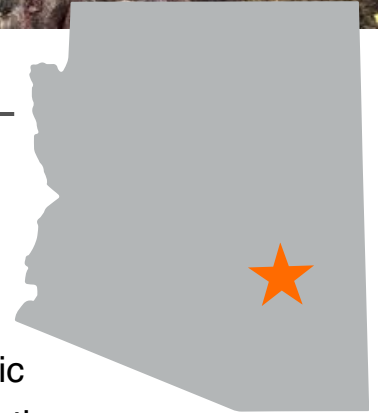


MARKET OVERVIEW



Globe, AZ

Globe, situated in Gila County, is a historic city with a dynamic economy rooted in mining, tourism, and local commerce. Originally established as a copper mining hub, Globe's heritage is deeply intertwined with the industry that shaped its development, and mining remains a key economic driver today. The city continues to support active mineral extraction operations, contributing to both local employment and the broader regional economy. Beyond mining, Globe has embraced its natural surroundings and rich history to foster a growing tourism sector. Visitors are drawn to its well-preserved historic sites, scenic landscapes, and abundant outdoor recreation opportunities. The city's proximity to national forests and parks makes it an ideal destination for hiking, camping, and exploring Arizona's rugged terrain. Retail and small businesses further bolster Globe's economy, offering a range of services and locally owned enterprises that cater to both residents and visitors. Community traditions and cultural heritage are reflected in the city's events, museums, and landmarks, preserving its identity while adapting to modern economic and social trends. Globe continues to balance its historic roots with new opportunities, maintaining its role as a regional hub in central Arizona.



POPULATION

City: Globe
7,179

State: Arizona 7.53 M

MEDIAN AGE

City: Globe, AZ
45.2 Years

State: Arizona 38.8 Years

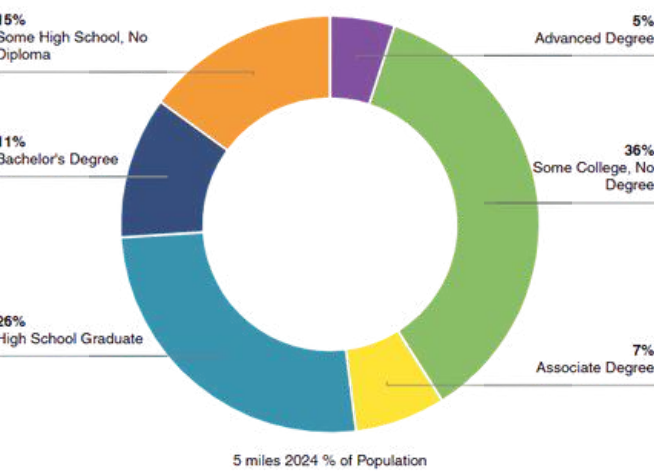
MEDIAN HOUSEHOLD INCOME

City: Globe, AZ
\$77,540

State: Arizona \$76,872

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Arizona at large.



2024 STATISTICS

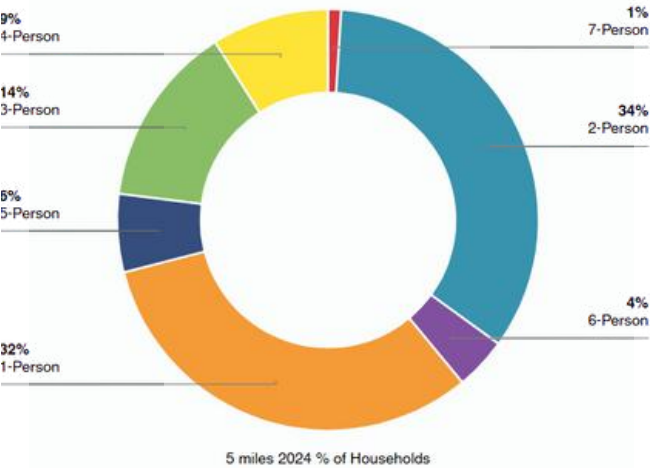
	2 Mile	5 Mile	10 Mile
Population 2024	8,038	14,797	15,765
Total Households	3,210	5,741	6,136
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$66,082	\$67,050	\$67,645

ECONOMIC INDICATORS

3.7% Globe Unemployment Rate

4.0% U.S. Unemployment Rate

HOUSEHOLDS



City: Globe, AZ
3,061

State: Arizona 2.797 M



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 60 An east-west highway connecting Globe to Phoenix to the west and Show Low to the northeast.

U.S. Route 70 An east-west route that begins in Globe and extends southeastward, providing access to Safford and further into New Mexico.

Interstate 77 A north-south highway connecting Globe to Tucson to the south and Holbrook to the north.



AIRPORT PROXIMITY

Globe Municipal Airport (P13): Located approximately 4 miles (6.4 kilometers) south of Globe's central business district, this public-use airport caters primarily to general aviation.

Phoenix-Mesa Gateway Airport (AZA): Situated about 75 miles (121 kilometers) west of Globe, offering commercial flight services.

Phoenix Sky Harbor International Airport (PHX): Located roughly 87 miles (140 kilometers) west of Globe, this is the nearest major airport offering a wide range of domestic and international flights.

SITE OVERVIEW

SITE

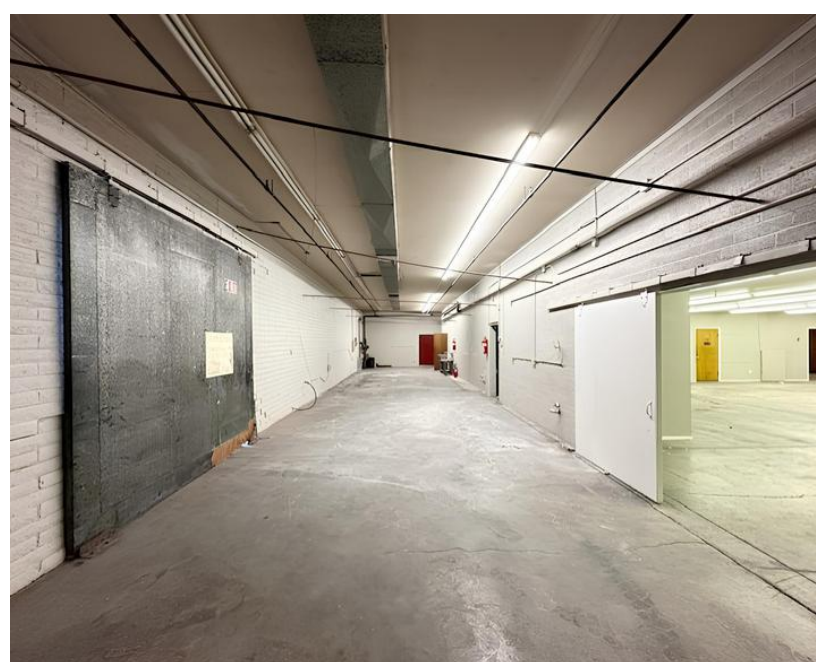
Property Type:	Flex
Building Class:	Class C
Zoning:	C-3
Year Built:	1980
Building SF:	6,160 SF Total
	Office: 2,300 SF
	Warehouse: 3,860 SF
Acres:	0.15 AC
Floors:	1
Parking:	Street Parking
Exterior Docks:	1 Dock Door

ZONING: C-3

CENTRAL COMMERCIAL DISTRICT

The Central Commercial (C-3) District is intended to provide for the full range of sales, services, and office uses necessary to maintain a vital downtown area and permits those uses which are oriented toward serving the entire community. The district is intended to preserve, protect, and enhance the central business district of the City. Permitted uses include most commercial uses, including most retail and office uses. The subject's publishing use is a permitted property type.







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2022 2023

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