

INDUSTRIAL

Excellent Large Vehicle or Truck Repair Shop
Sale Price \$549,000
Property Highlights

- Fenced lot
- (9) Nine large loading doors and electric garage door "over-head"
- (2) Two 30' wide rolling gates
- Adjacent to I-10, Aviation Highway and located in the Contractors Way area of Tucson

Property Details

Available	4,685 SF
Office	463 SF
Shop	3,754
Lot Size	13,000 SF (.30 acres)
Tax Parcel No.	132-25-150A
Zoning	CI-2, Pima County (General Industrial)
Property Taxes	\$2,359.07 (2019)
Grade Loading	(2) 16'x16', (4) 16'x14', (2) 12'x14' (1) 8x8
Clear Height	18' to 24'
Power	1200amp 480/v 3-Phase
Sewer	Septic
Construction	Masonry/ Mixed
Roof	Flat Build-up & Meter
Mechanical	HVAC Office
Year Built	1992 and 2007



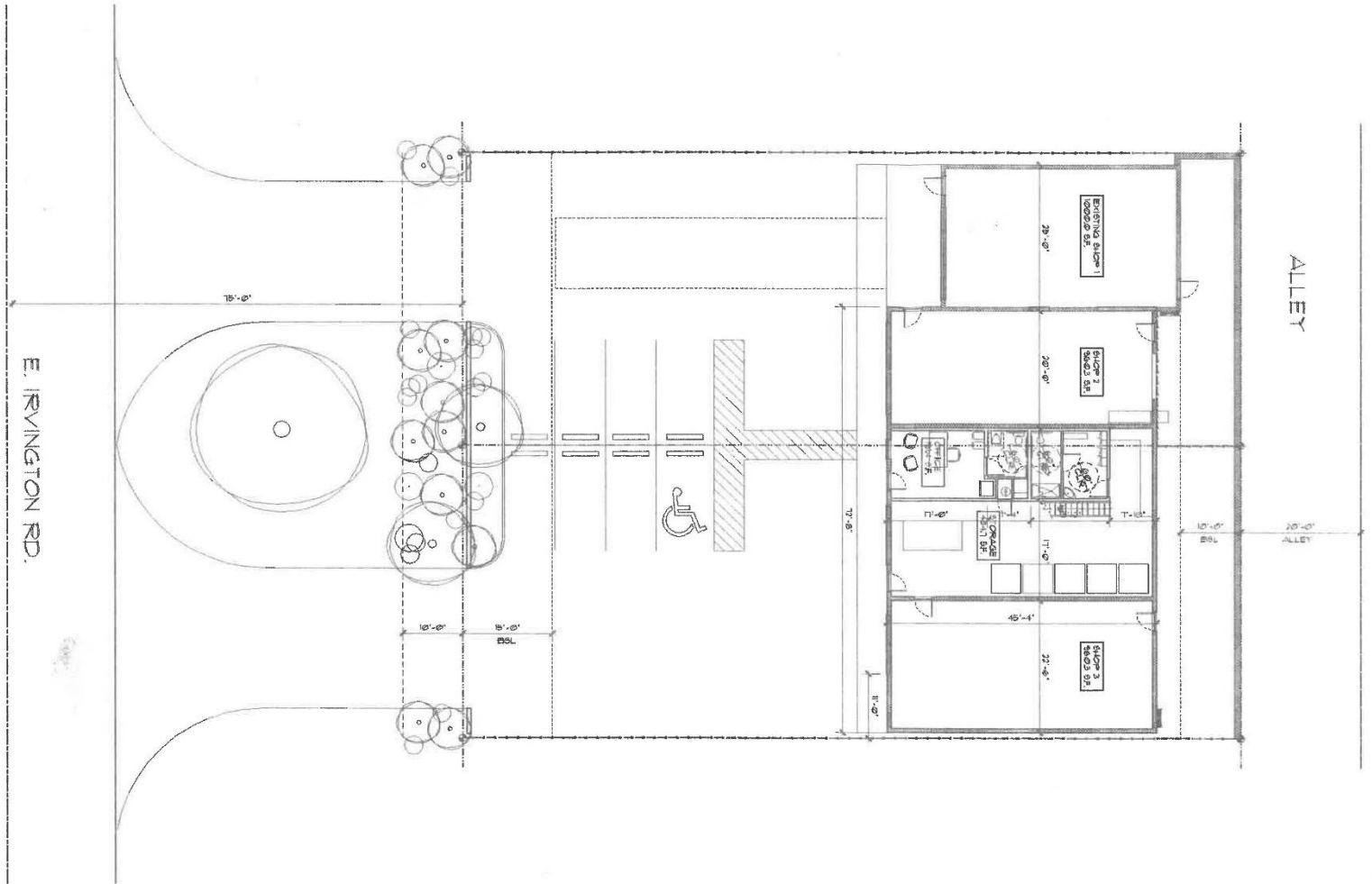
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FLOOR PLAN & ZONING MAP



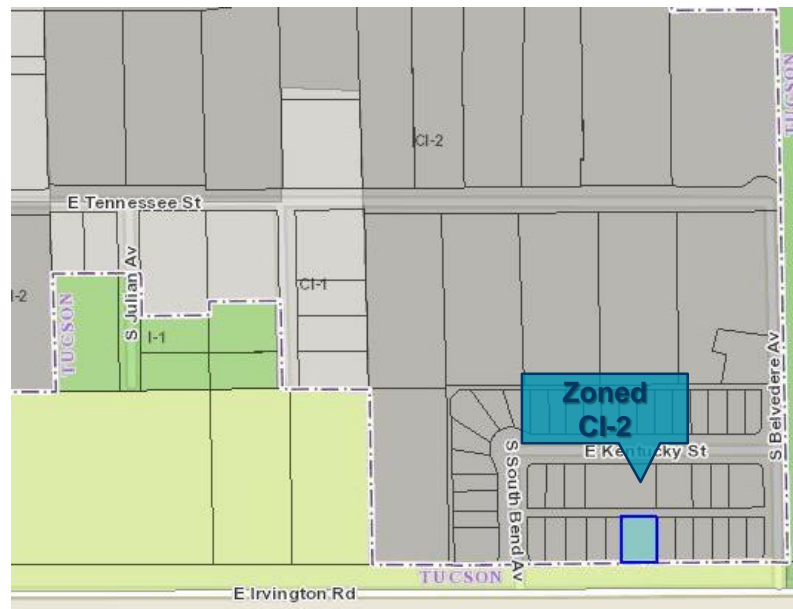
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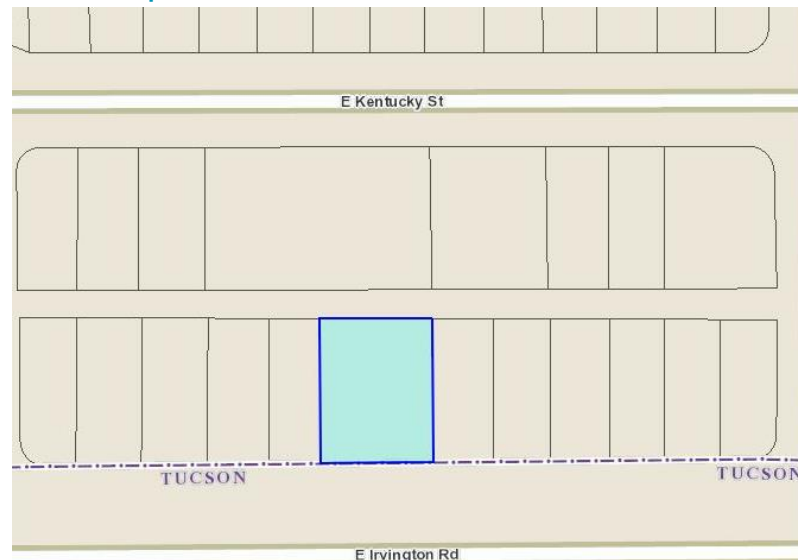


AERIAL & PLAT MAP

Aerial Map



Plat Map



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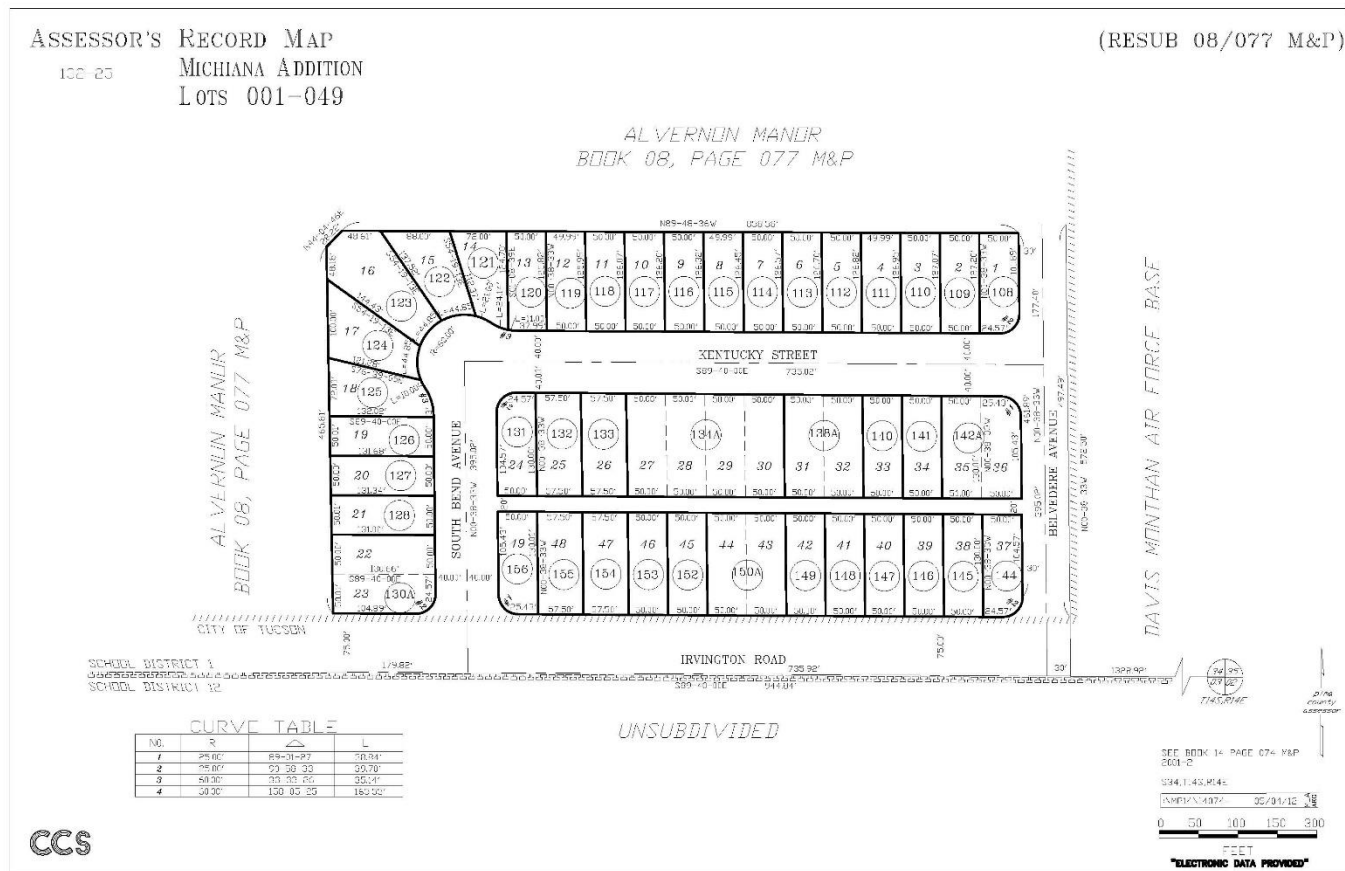
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Property Photos



Plat Map



Property Photo

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