



6,205 SF Building
Sale Price: \$389,000.00
25,523 SF Parcel of Land

Property Highlights

- Fenced/gravel lot
- Ample vehicle parking
- Security System and outdoor exterior security lighting (new)
- Easy access to I-10, Aviation Highway, Davis Monthan, U of A

Property Details

Cooling	Evap cooled warehouse/shop
Power	600 amp, 240V, 3-Phase (additional 600 amp, 240V, 3-Phase available – speak to broker)
Clear Height	18" to 20" clear height in warehouse/shop
Loading	(One) 12" X 12" grade level door
Gas	1" SWG gas line to building
Zoning	I-1, City of Tucson Light Industrial
Pima County Tax Parcels	124-18-1920, 1930, 1940 AND 124-18-1950

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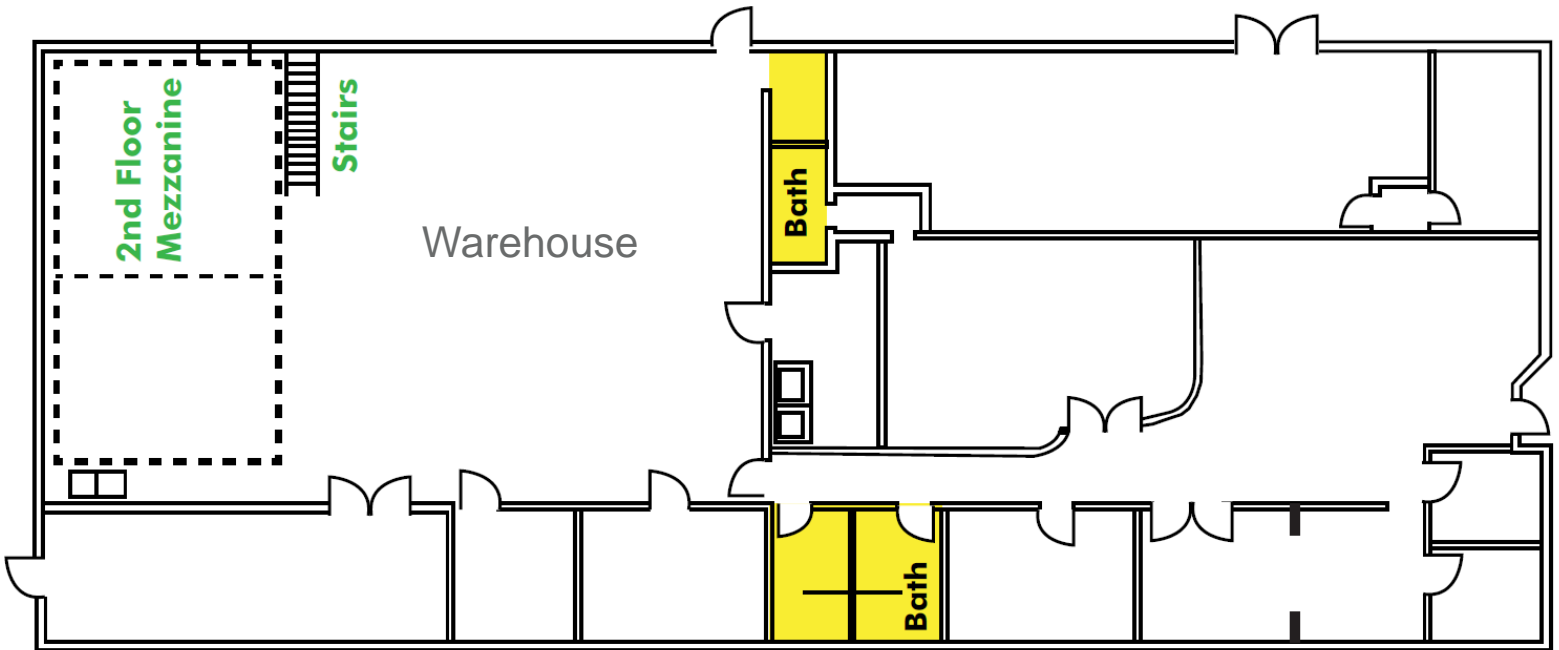
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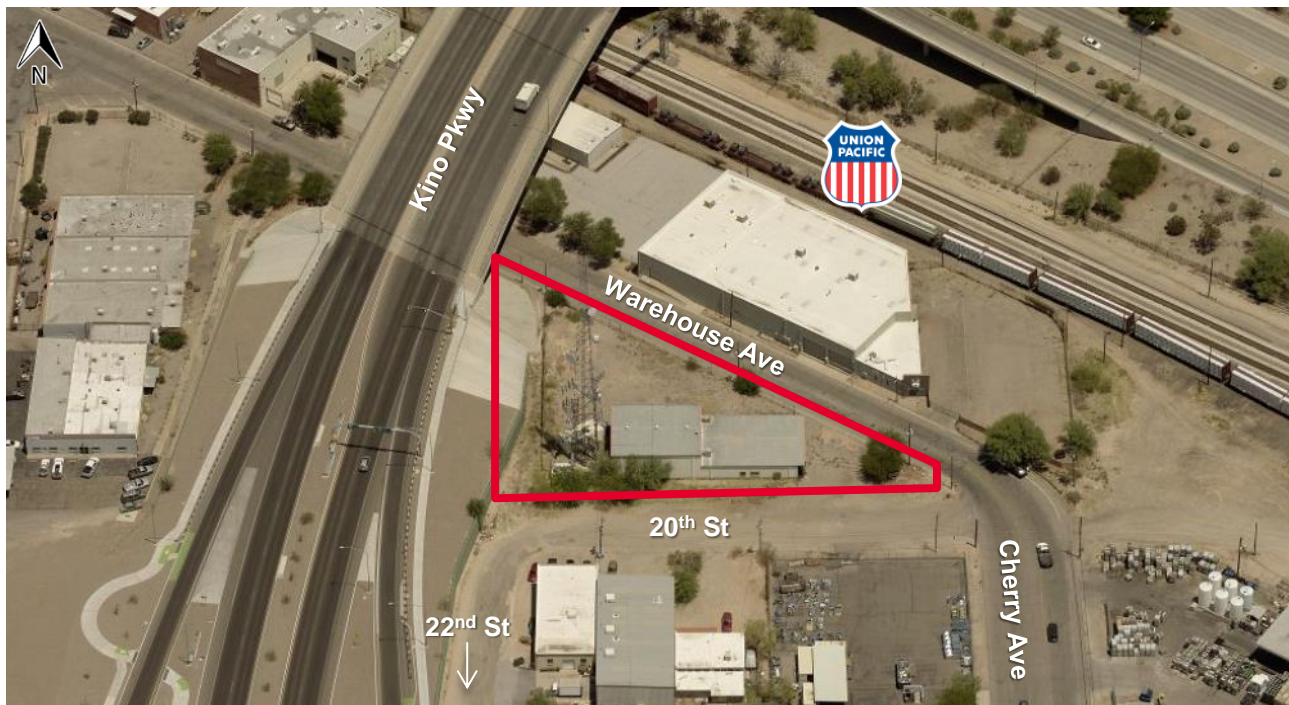
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Floor Plan

INDUSTRIAL/OFFICE



Not to scale. ↑ N



Property Photos

INDUSTRIAL/OFFICE

Interior Photos

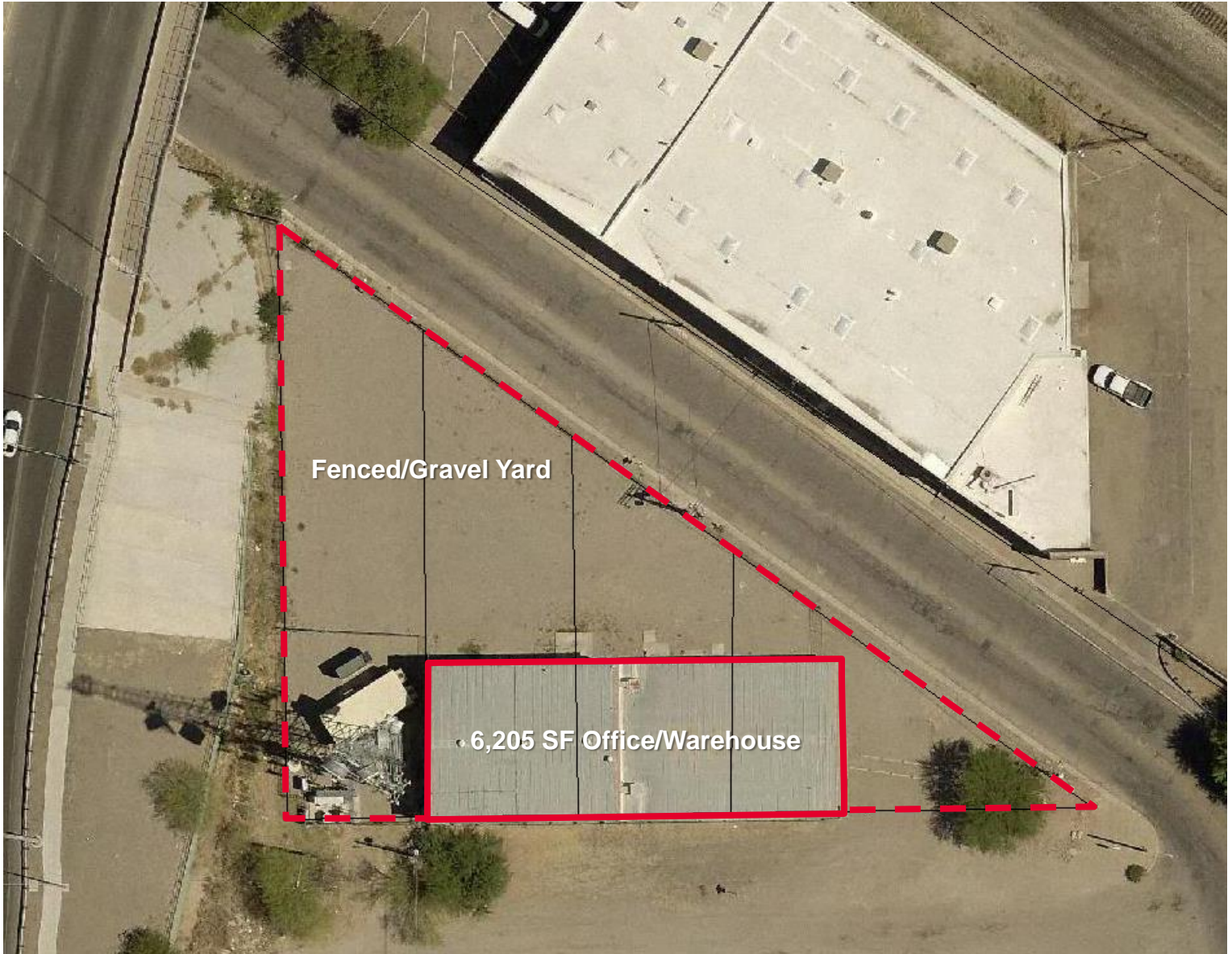


Exterior Photos



Aerial

INDUSTRIAL/OFFICE



The property is being sold with an existing cellular station, the operator pays the property taxes for TPN: 124-18-1950. However, there is no lease agreement being conveyed, the cellular company has a 12' wide easement for ingress and egress to monitor the station.
Call broker for more details.