



11,775 SF Showroom/Office/Warehouse (Two Buildings)

Sale Price: \$1,295,000

Lease Rate: \$11,000/Mo NNN

Property Highlights

- Outstanding location — within close proximity to the Tucson Mall and Interstate 10
- Fully fenced/paved parking and yard areas with motorized entry gates
- Recent \$200,000+ office remodel completed
- Clear span warehouse building with 14' tall doors
- Advantageous C-2/C-3 zoning
- Access from two roads (Oracle Road and King Road)
- Signage/identity along Oracle Road (48,062 vehicles/day)

Property Details

Buildings	Building One: 6,915 SF Showroom/Office Building Built in 1989 Completely remodeled in 2022 Three (3) restrooms Building Two: 4,860 SF Warehouse Building (aka 333 W King Road) Built in 2001 One office with restroom
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Site Area	37,810 SF
Zoning	Front portion—C-3 Rear portion—C-2
Power	120/208V 3-Phase available
Clear Height (warehouse)	14' -16'
Loading	Two (2) 14' tall grade doors

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Office Photos

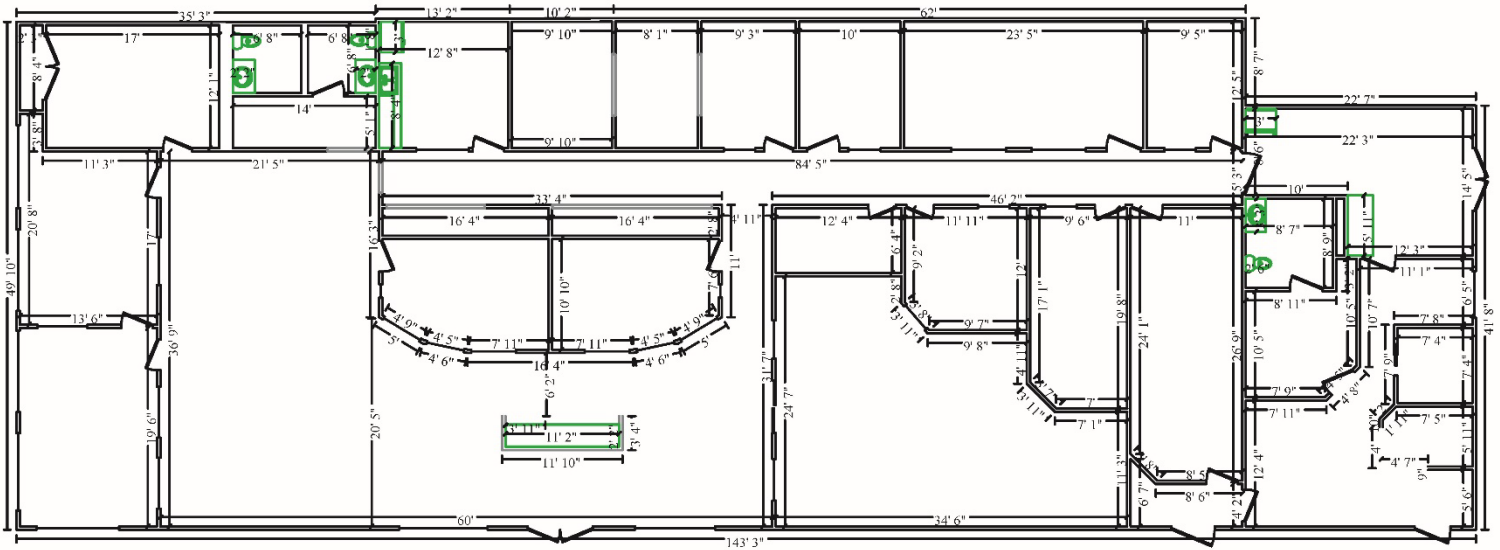


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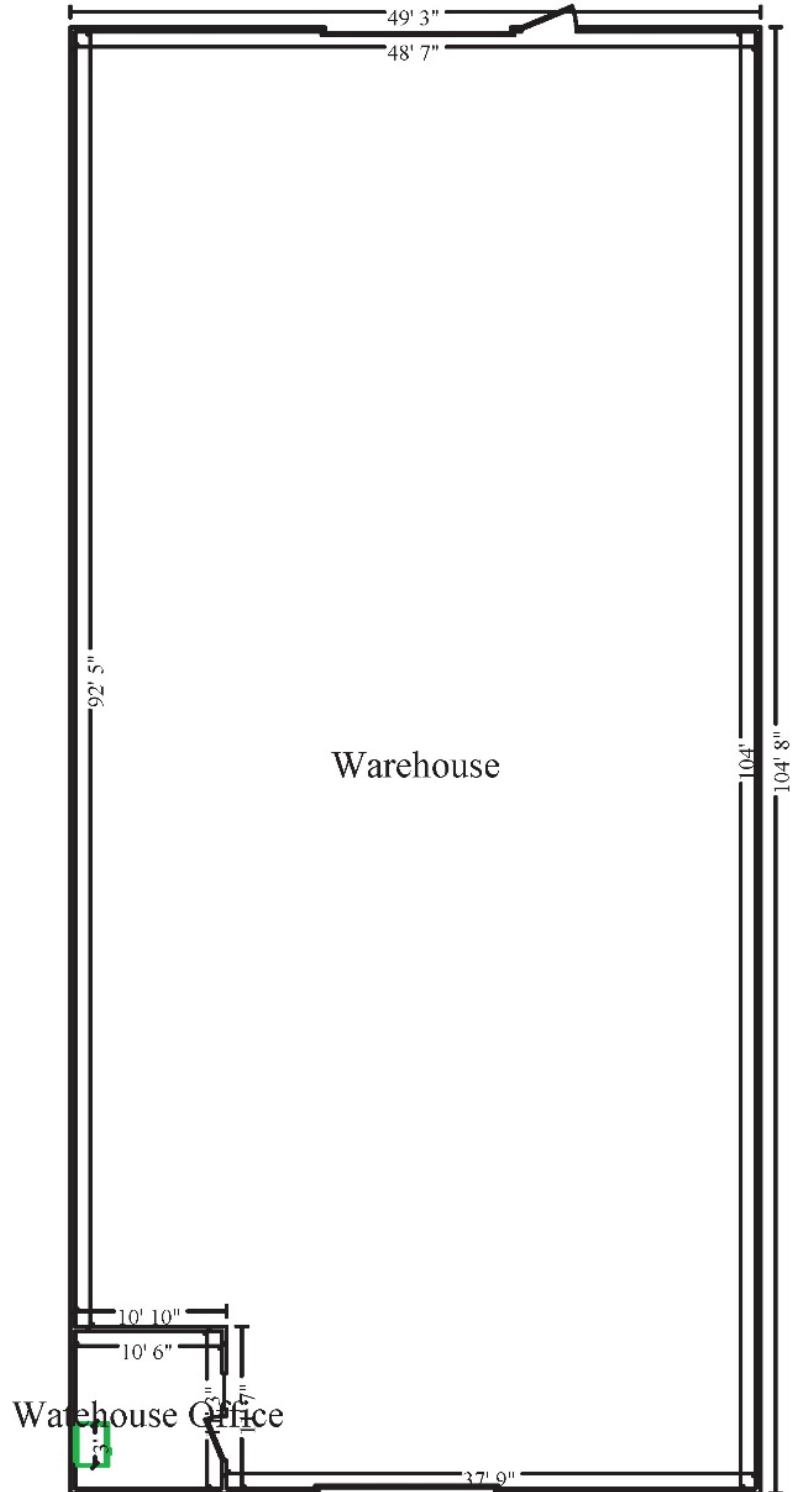
Current Floor Plan



Warehouse Photos



Warehouse Floor Plan



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Street View Photos



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