



## 143,289 SF Manufacturing, Back Office, Distribution Building

**Sale Price: \$5,580,000**

### Property Highlights

Tremendous opportunity to acquire all or part of the PSE Archery manufacturing campus, along with up to 16+ acres of surrounding land. The property is strategically located within direct proximity to Interstate 10 (with access to Grant Rd and Miracle Mile via signalized intersections), and also offers close proximity to the University of Arizona and Downtown Tucson.

Presently set up for high-tech manufacturing (heavy power, air conditioning/drop ceiling, 2" water main, etc.), the building features up to 26' clear height throughout and can be readily modified to accommodate uses such as warehousing/distribution, call center/back office, and eCommerce.

The entire campus is located within an Opportunity Zone.

### Property Details

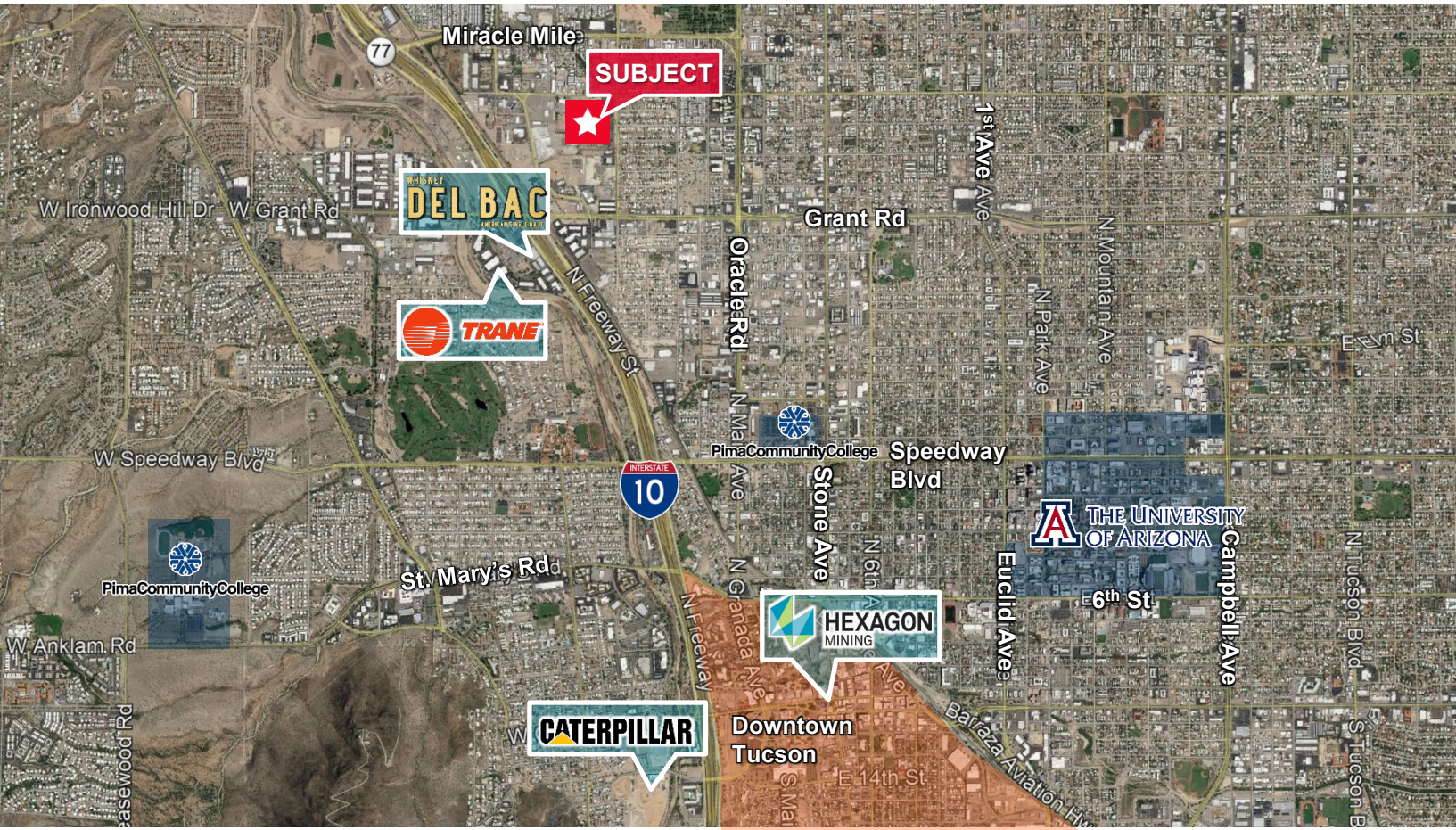
Building Size	143,289 SF
Land Area	11.19 Acres (an additional ±16 acres available for purchase, in whole or part, at \$2.50/SF)
Current Buildout (est.)	20% office area (including full commercial kitchen) 70% AC in manufacturing/assembly area 10% Evaporative-cooled warehouse
Clear Height	17.5' - 26'
Power	5,000 amps, 277/480V, 3-Phase (with bus ducting throughout)
Loading	Two (2) dock-high loading platforms Six (6) total loading doors (dock and grade)
Fire Sprinklers	Yes
Air Conditioning	600 Tons. Building is presently 90% drop ceiling/AC (can be removed)
Zoning	I-1, Light Industrial, City of Tucson
Tax Parcel Nos.	107-07-003H, 107-07-003K

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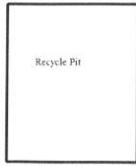
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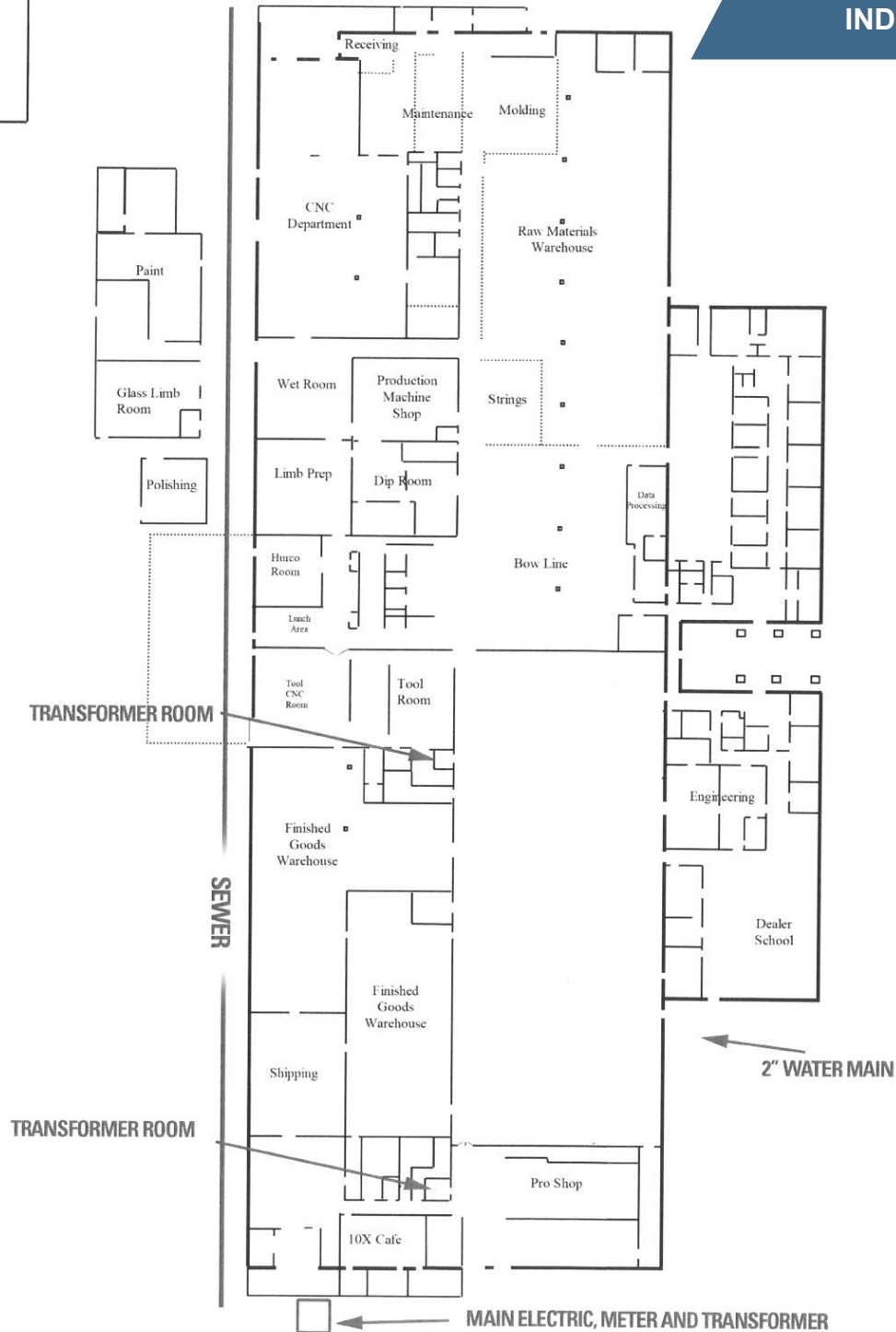
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**Floor Plan**



**INDUSTRIAL**



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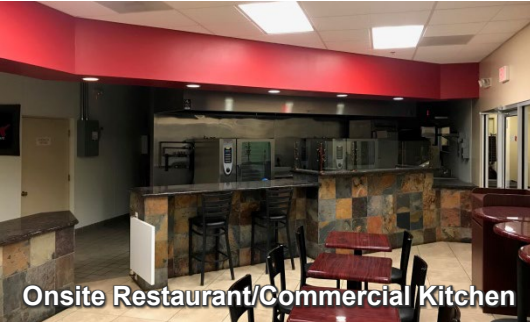
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**Property Photos**

**INDUSTRIAL**



**Onsite Restaurant/Commercial Kitchen**



**Up to 16± acres of additional land available**



**Commercial Kitchen**



**Sample Air-conditioned Assembly Area**



**Open Office Area**



**North Parking Field**



**Warehouse (26' Clear Height)**



**Main Entrance**



**Dock Loading Platform (1 of 2)**



**Sample Manufacturing Area**

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