

INDUSTRIAL INVESTMENT

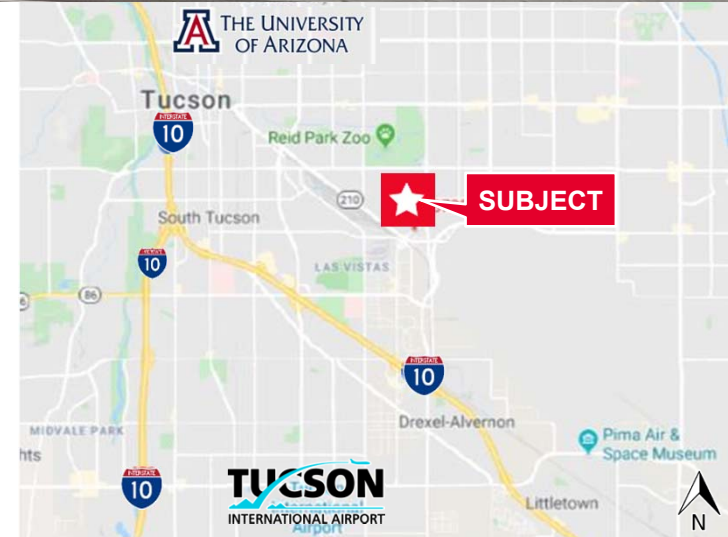


15,500 SF Multi-tenant Industrial Buildings
Sale Price: \$895,000.00 (\$57.74/PSF)
Cap Rate: 8.10%

Area Amenities

- Located in Contractor's Way area
- Excellent location adjacent to Interstate 10, Golf links and Aviation corridor

Address	Tenant	Suite Size	Monthly Rent	Lease Expiration
3721	Stellar Vision	3,306 SF	\$1,105.50	2/28/2022
3727	Tucson SW Boxing	3,306 SF	\$3,668.25	5/30/2020
103	B & M Roofing	7,271 SF	\$2,850.00	12/30/2020
		15,000 SF	\$7,623.75	



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Specifications

Clear Ceiling Height	14'-16'
Loading	Grade
Mechanical	Evaporative
Fire Suppression	No
Construction	Mixed/Masonry
Year Built	1959
3721 Building	3,306 SF
3727 Building	3,306 SF
3731 Building	<u>7,271 SF</u>
	15,000 SF
Lot Size	39,962 (.92 acres)
Zoning	C-1, Light Industrial (City of Tucson)
Parking	12 surface spaces
Parcel Number(s)	132-04-028A, 132-04-0300, 132-04-031A
Taxes (2019)	\$8,115.22
Tucson Electric Power	(1) 800 amp 240V 3-Phase (2) 400 amp Single Phase
Southwest Gas	No Gas
Water/Sewer	City of Tucson

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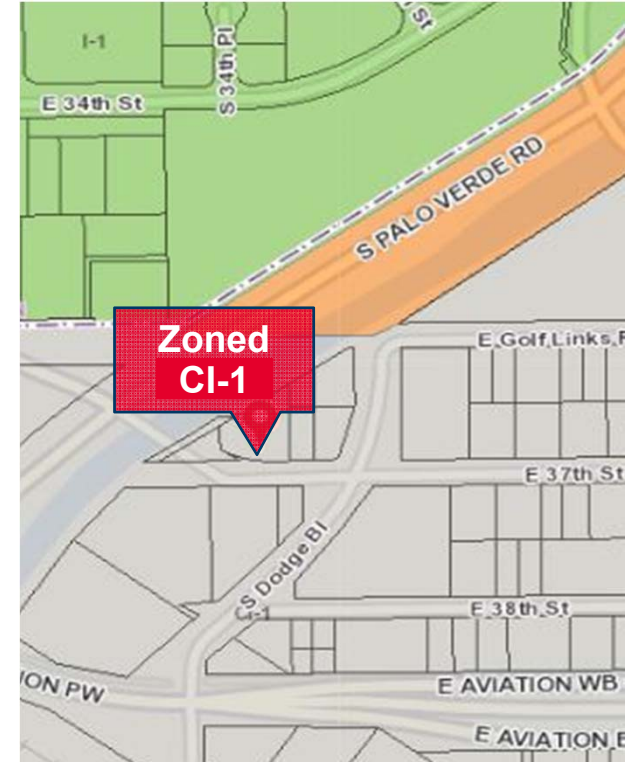
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Tenant & Zoning Map



* Click on links to view tenant information



3721 E 37th St.



3727 E 37th St.



3731 E 37th St.

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Multi Tenant Investment Sale

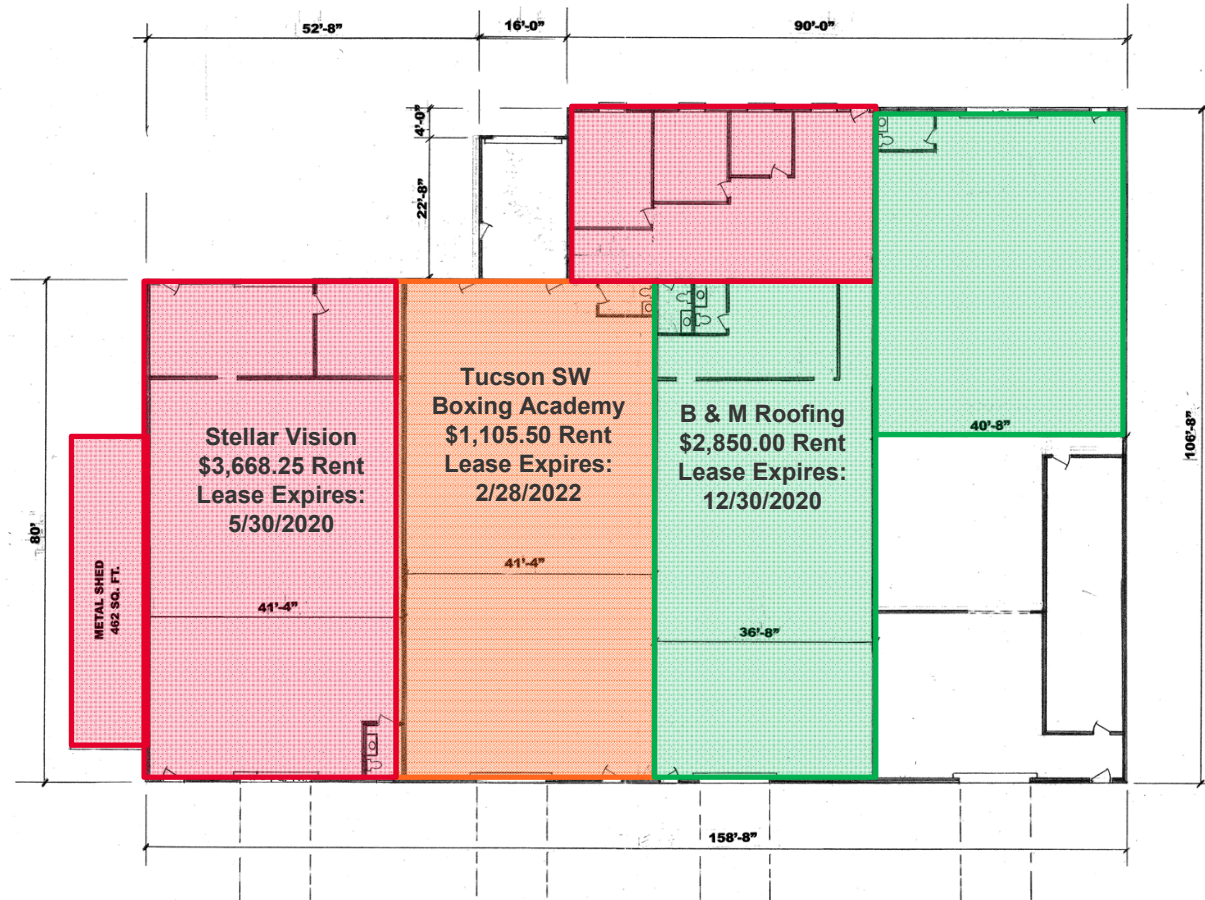
(3) Three Tenants

Gross Rent: \$89,076.00

Expenses: (\$15,132.00)

NOI: \$72,471.20

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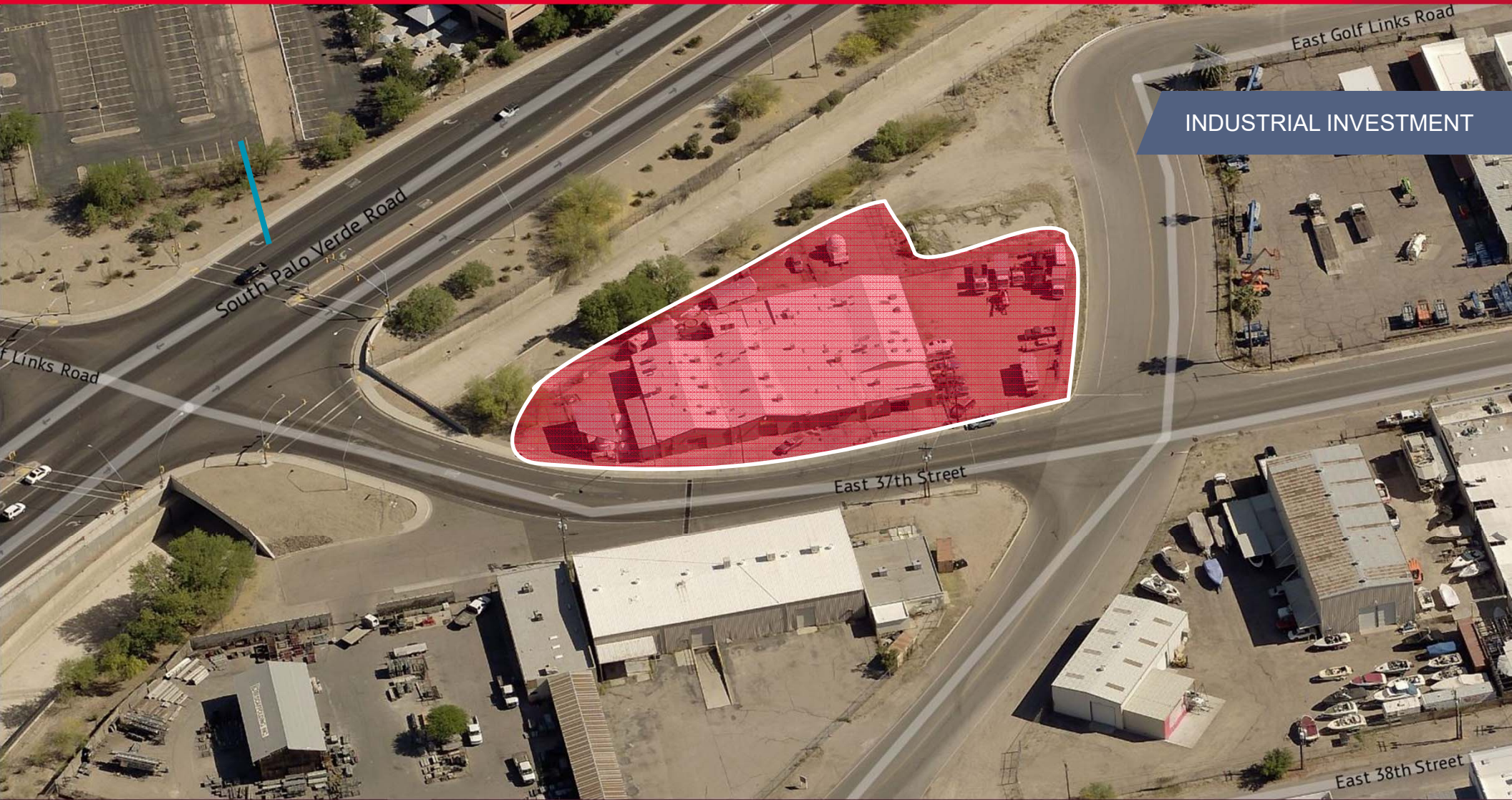
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FOR SALE / INVESTMENT PROPERTY
3725 - 3731 E 37TH STREET
Tucson, Arizona 85713



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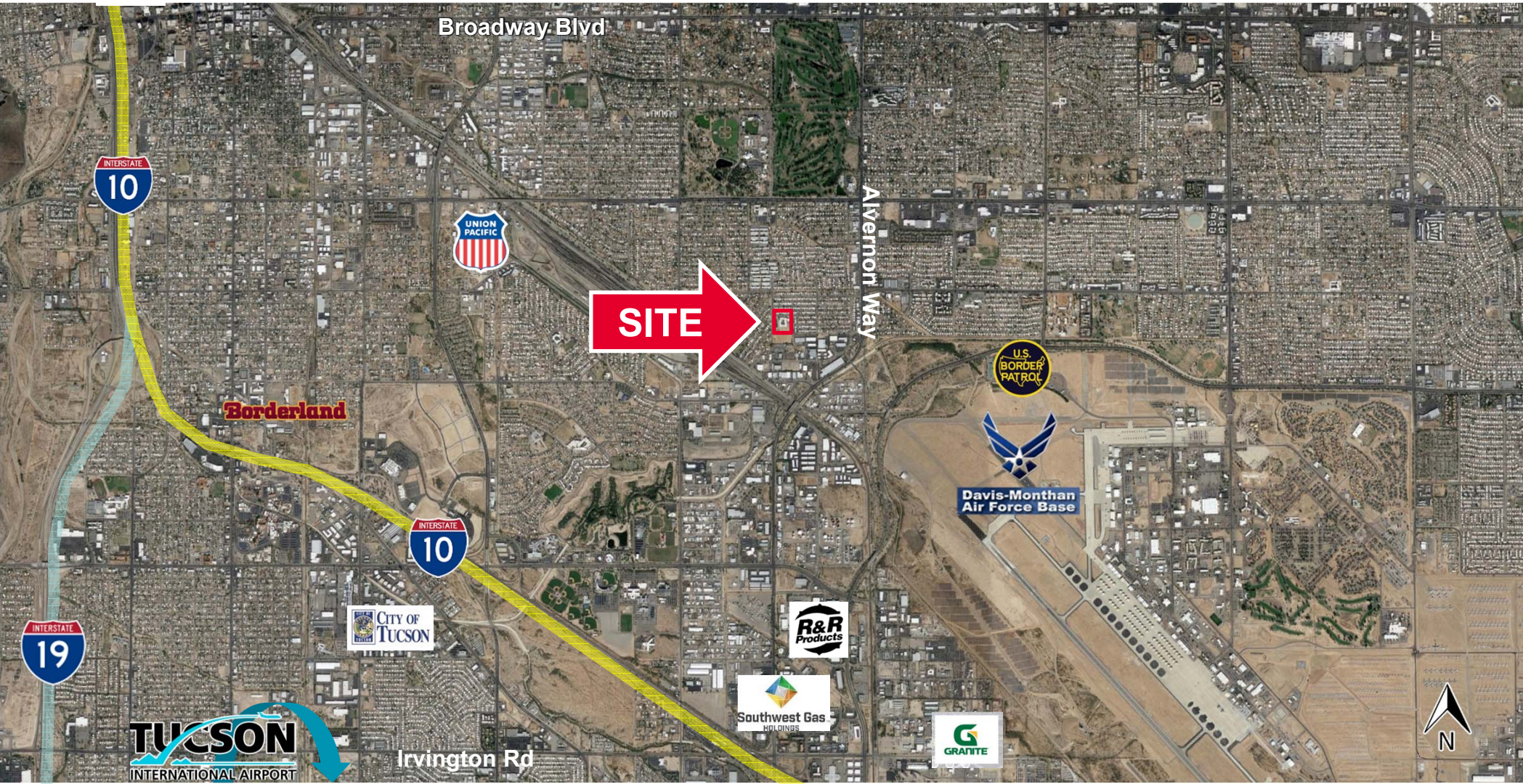
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Aerial Map

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Tucson Overview

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3rd Largest

Greater Tucson was recently named the third fastest-growing metro by Bloomberg.



\$3 Billion

The forecasted economic impact of recent employment announcements.

Population and Demographics (Source: Applied Geographic Solutions, 4/2019)

Tucson is the second-largest city in Arizona with a population of 540,357. It is the largest city in Pima County, which totals 1.029 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 568,590 residents by 2024 (1.083 million in Pima County).

- Median age is 33.5 years (2019)
- Median household income is \$43,658 (2019)
- Median household income projection is \$50,886 (2024)

Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

MAJOR TUCSON EMPLOYERS

Agero	ManTech
Amazon	MineSight
Arizona Community Physicians	Modular
Asarco Group Mexico	Northrop Grumman
Ascent Aviation Services	The Offshore Group
Banner Health	PSE Archery
CAID	Raytheon
Carondolet	Redar
Caterpillar, Inc.	SAIC
Cox Communications	Sargent Aerospace & Defense
CyraCom	Sundt
Freeport-McMoran Copper & Gold	Texas Instruments
General Dynamics	Tucson Medical Center
HomeGoods	Union Pacific
Honeywell	Universal Avionics Systems Corp.
IBM	University of Arizona
Intuit	Walbro