

**OFFICE/WAREHOUSE WITH YARD**



**7,078 SF Building**

**Reduced Sale Price: \$450,000 \$400,000**

**Lease Rate: \$4,250/mo, MG**

**Property Features**

- Fully fenced and paved rear yard/parking area
- 14' tall loading door with motorized opener
- Located within one mile of interstate 10
- Presently 40% office buildout (which can be reduced)
- Security system with cameras included

**Property Details**

Building Size	7,078 SF
Lot Size	14,038 SF
Clear Height	14.5' to 16' in 3,000 SF of Warehouse 9.5' in remainder
Loading	One (1) 14'H x 14'W grade door One (1) 12'H x 12'W grade door One (1) 8'H x 8'W grade door
Zoning	I-1 Light Industrial, City of Tucson
Power	Heavy
Fire Sprinklers	Infrastructure in place (not presently active/certified)

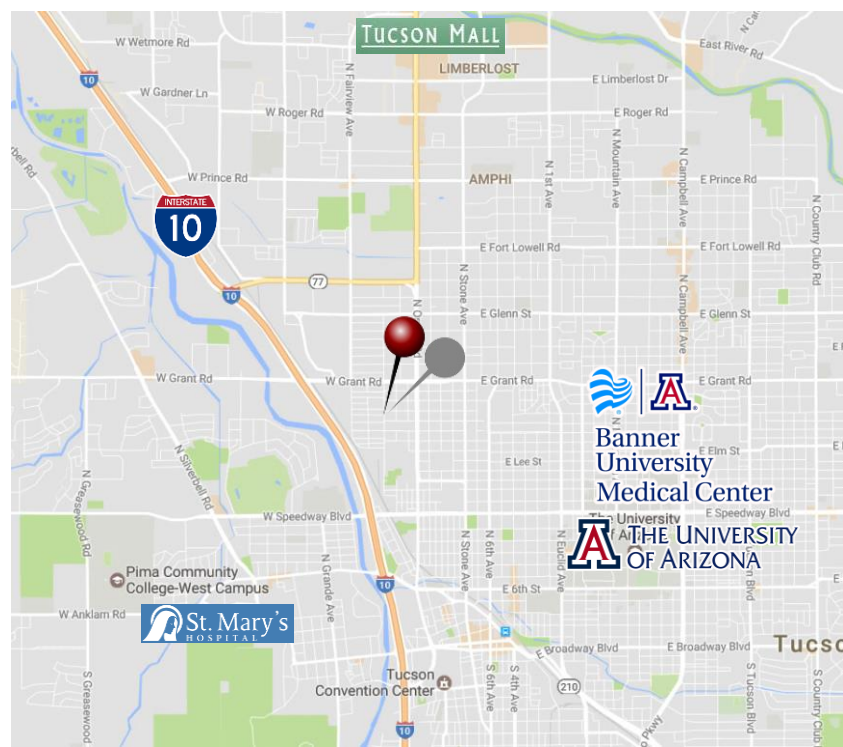
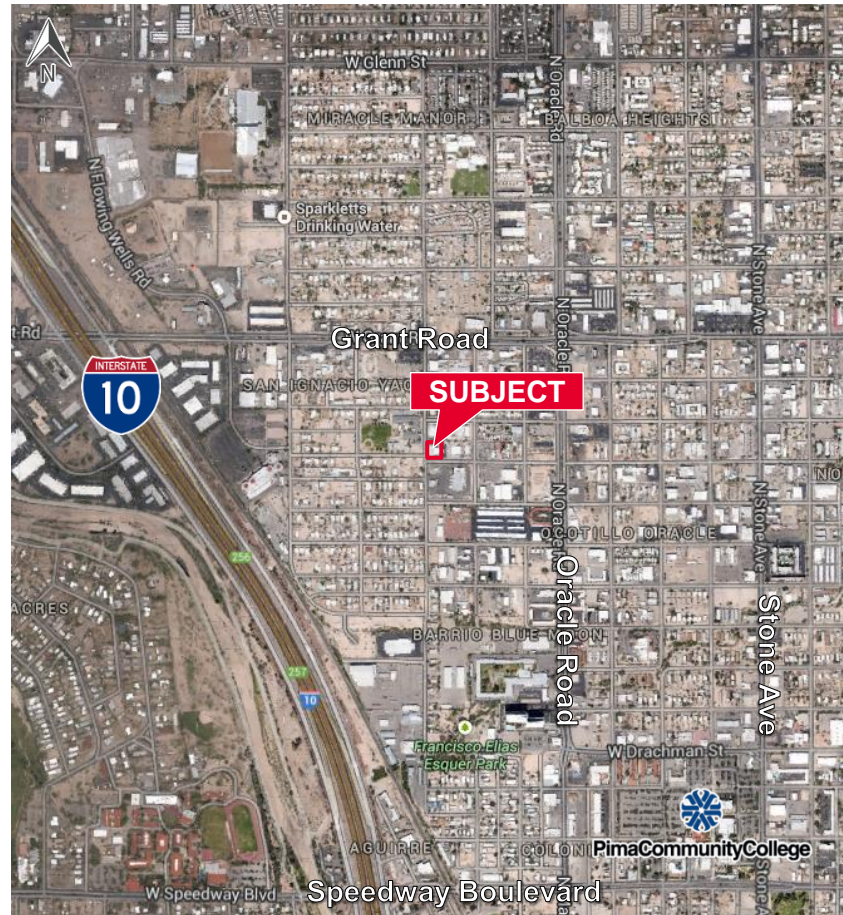
For more information, please contact:

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**Aerial & Map**

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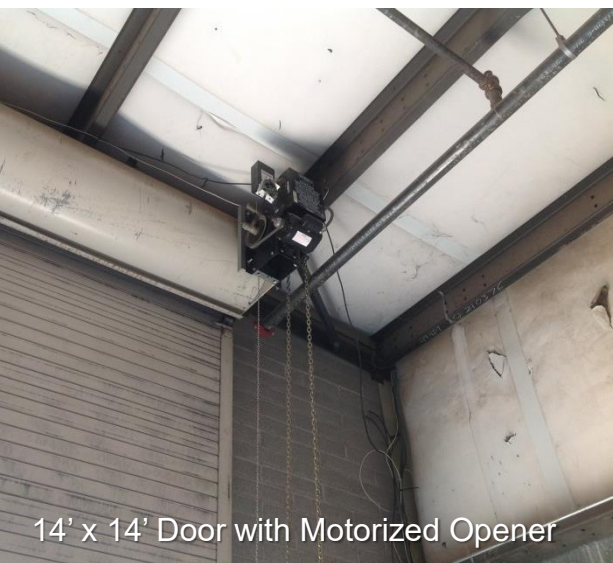
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Property Photos

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Rear Yard Area



14' x 14' Door with Motorized Opener



Heavy Power



Fire Sprinkler Riser