

## FOR SALE OR LEASE 632 W. Flores Street

Tucson, AZ 85705



## 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

<b>Property Details</b>	
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:

Paul Hooker, Principal **Industrial Properties** +1 520 546 2704 phooker@picor.com

**PICOR Commercial Real Estate Services** 

5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100

picor.com

# FOR SALE OR LEASE 632 W. Flores Street Tucson, AZ 85705

Aerial & Map

### **OFFICE/WAREHOUSE WITH YARD**





For more information, contact:

Paul Hooker, Principal Industrial Properties +1 520 546 2704 phooker@picor.com

PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or
completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,
rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property





**FOR SALE OR LEASE** 632 W. Flores Street Tucson, AZ 85705

**Property Photos** 

### **OFFICE/WAREHOUSE WITH YARD**







