

INDUSTRIAL / MANUFACTURING



**10,295 SF Industrial Building
Sale Price: \$700,000 (\$68/ SF)**

Property Highlights

- Northwest Tucson, one mile west of I-10 and located in Grant Road Industrial Park
- Manufacturing building with heavy power, three large transformers, power is estimated, requires an electrician to ascertain exact amount of amperages and voltages
- ± 1,500 SF of office, break room, conference room, two private offices, four bathrooms, one shower
- Office - HVAC / Warehouse – no cooling

Property Details

| | |
|----------------|--|
| Available | 10,295 SF |
| Lot Size | 34,751 SF |
| Tax Parcel No. | 107-03-1470 |
| Zoning | I-1, Light Industrial (City of Tucson) |
| Property Taxes | \$12,130.54 (2019) |
| Construction | Slump block with built up roof |
| Year Built | 1970 |
| Clear Height | 12" |
| Loading | (1) One grade level door (10' x10') |
| Year Built | 1970 |
| Gas | 2" meter removed |
| Water | City of Tucson Water |
| Electric | Approx. 800amp, 240V 3-Phase |



For more information, please contact:

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Aerial & Zoning Map



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Floor plan



*Not to scale

- Windows
- Shower
- Closet

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