

MANUFACTURING / WAREHOUSE

**6,450 SF Freestanding Building
Sale Price: \$395,000 (\$61.24/ SF)**
Property Highlights

- Fully fenced/secured yard area
- 14' tall loading doors
- Potentially divisible for two-tenant occupancy (formerly occupied by two tenants)
- Located within close proximity to Interstate 10

Property Details

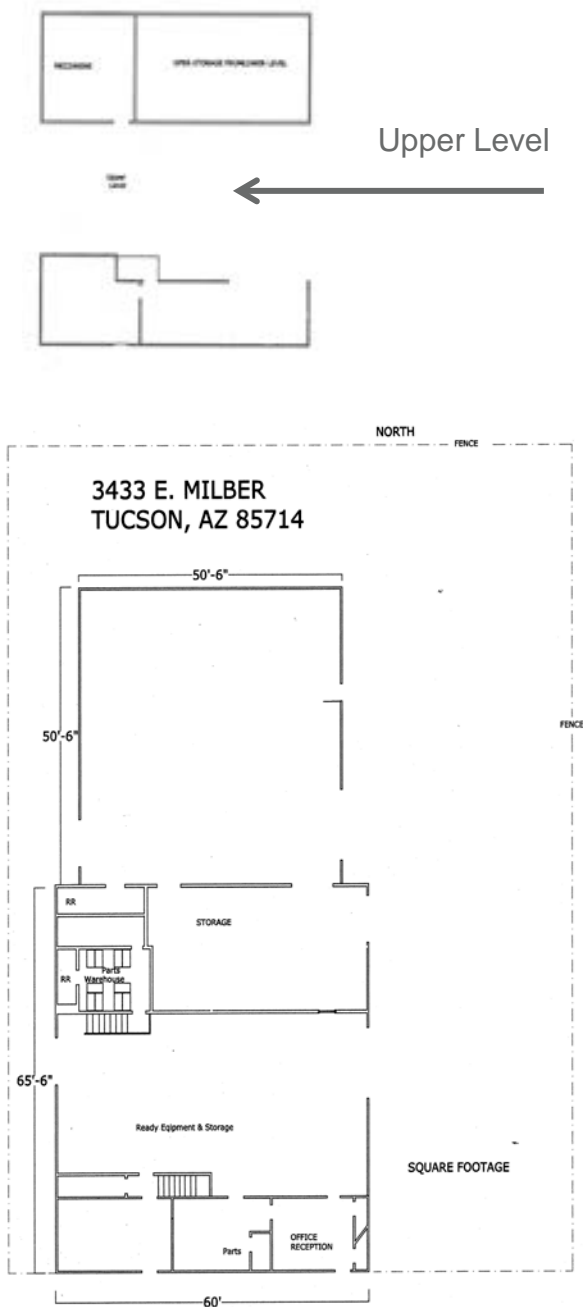
Office Area	Est. 15%
Lot Size	17,439 SF (.40 acres)
Tax Parcel No.	132-22-006C, 132-22-006D
Zoning	CI-2, Pima County
Loading	Five (5) grade level doors (two are 14'H x 12' W) Note—there is a truck well in the yard that is presently filled in with gravel
Power	400A 120/240V 3-Phase (2 meters)
Clear Height	14' - 16'



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Upstairs Office Area



Rear Shop Area

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SUBJECT



Center Warehouse Section



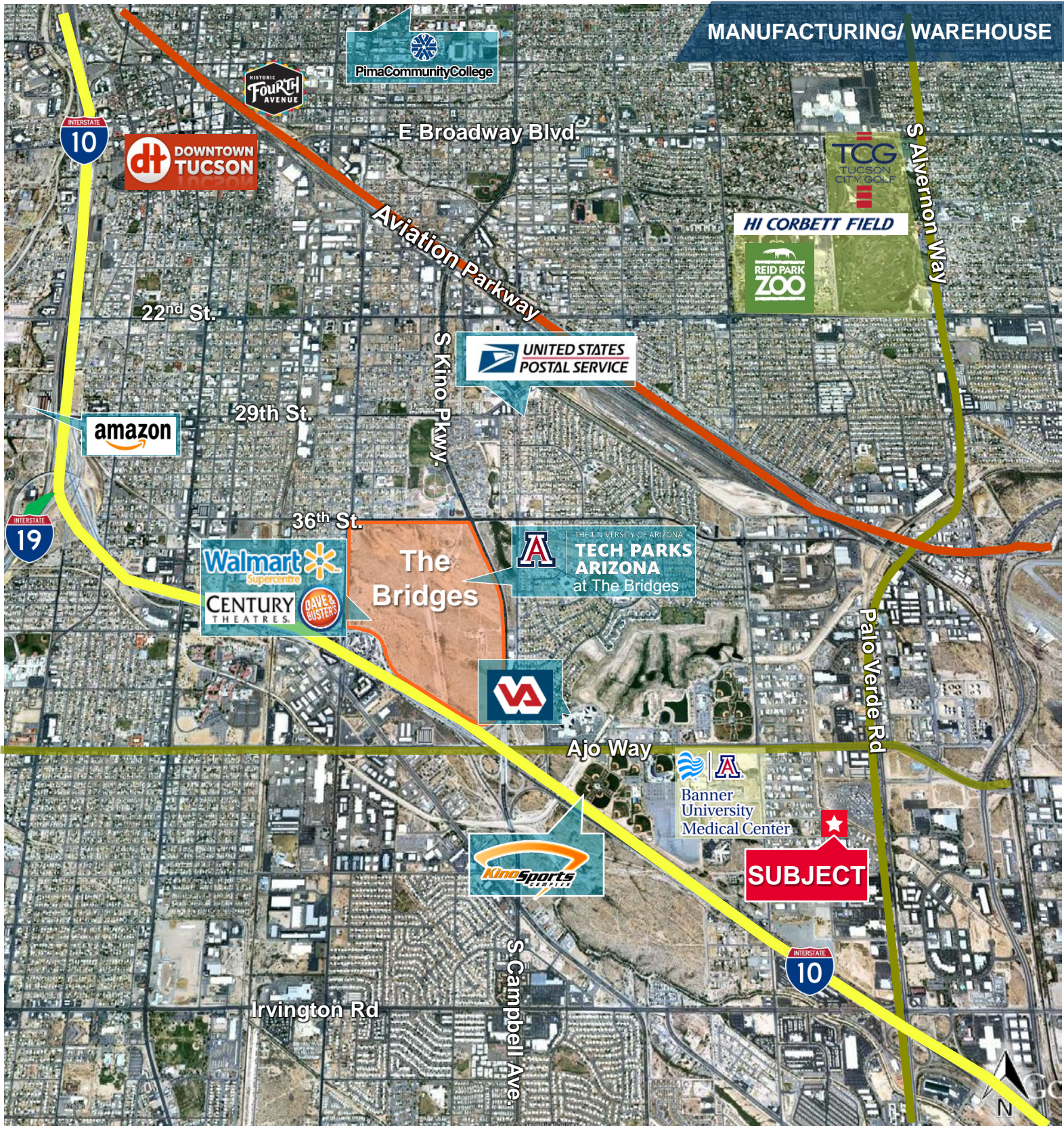
Downstairs Office Area



Showroom/ Display Area

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5/8/2020