



Central Tucson Contractor Yard / Equipment Sales Facility

**Two Buildings - 5,958 SF (plus 2,050 SF Service Canopy)
Large Fully-Improved Site 1.2 Acres (54,000 SF)**

Sale Price: \$1,075,000

Lease Rate: \$7,000 / Mo., MG

Property Highlights

- Fully fenced/paved yard area with drive-through entry points from two separate streets (very ideal for large truck circulation)
- “Zero lot line” buildings allow for a larger functional yard area
- Extremely rare to find industrial zoning this close to the central core of Tucson (250,000+ population within a 5-mile radius), and also advantageously located in Pima County vs the City of Tucson (6.1% sales tax vs 8.7% in City of Tucson - a sales advantage for vehicle and equipment sales, etc.)
- Directly access to AZ State Route 210/Barraza-Aviation Parkway (Tucson’s only crosstown expressway), which is further planned to directly link to Interstate 10 through Downtown Tucson



For more information, please contact:

Paul Hooker, SIOR
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

Property Details

Office Building	3,038 SF (a portion is converted shop space)
Shop/Warehouse	2,920 SF (plus 1,600 SF storage mezzanine)
Service/Wash Canopy	2,050 SF (features 14’ clear height and high-capacity floor drains)
Lot Size	53,000 SF (1.2 Acres)
Zoning	CI-1, Light Industrial, Pima County
Loading	Four (4) 14’H x 16’W grade doors in warehouse
Clear Height	14’-16’ in warehouse
Property Taxes	132-04-0260: \$3,671.17 132-04-0320: \$1,745.29



Service Canopy



Office Building



Shop Building



Office Building



Yard



Shop Building w/ Oversized Doors

**CONTRACTOR YARD /
EQUIPMENT SALES FACILITY**



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Visible From S. Palo Verde Road – 34,000 Vehicles Per Day



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3/15/2023

Direct Access to the Palo Verde Rd/ 37th St. Signalized Intersection



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3/15/2023

Aerial

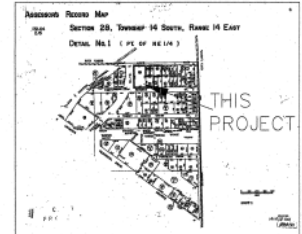
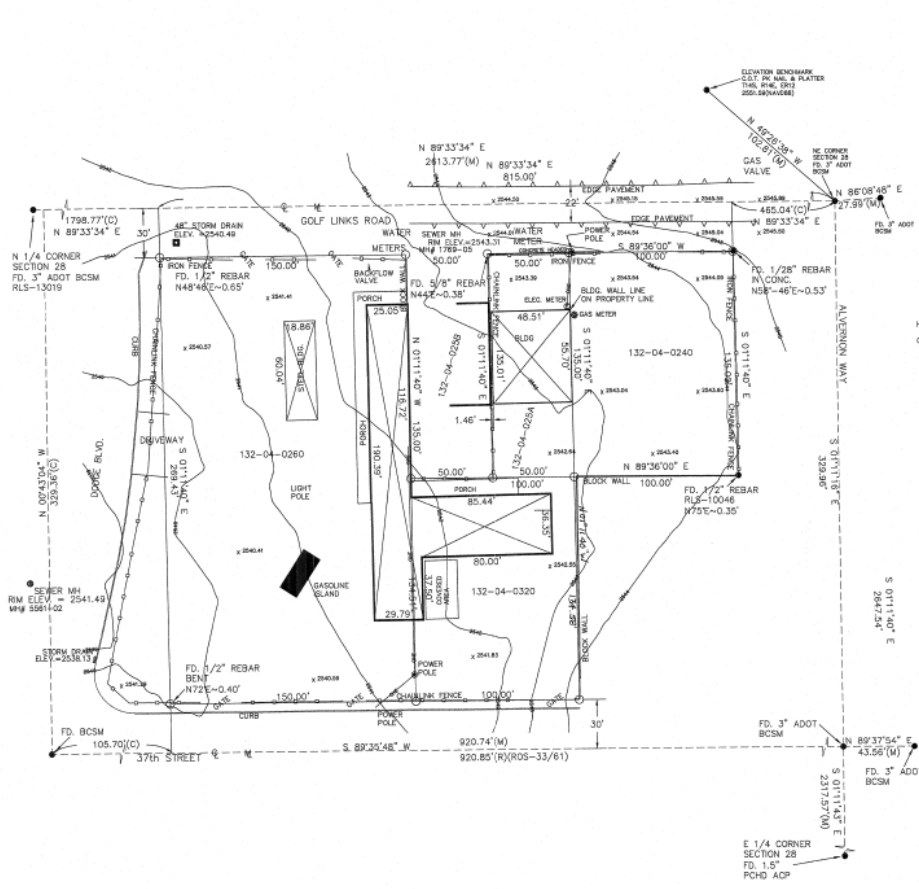


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REFERENCES:

- PIMA COUNTY ASSESSORS' MAPS
- PIMA COUNTY RECORDERS:
 - DK. 11847, PG. 4316
 - DK. 12807, PG. 787
 - DK. 11432, PG. 2133
 - DK. 11802, PG. 5149
 - DK. 12725, PG. 4870
 - DK. 11280, PG. 1305
- PIMA COUNTY DOT/CITY OF TUCSON DOT:
 - GEODETIC CONTROL POINTS: T145, R14E, R12 - ELEVATION=2051.59(NAD83)
 - CHECKED AGAINST: T145, R14E, R13
- ARIZONA LAND SURVEY MONUMENT REFERENCE RECORDS
- MAPS & PLATS:
 - BOOK 32, PAGE 52
- RECORD OF SURVEYS:
 - BOOK 18, PAGE 55
 - BOOK 40, PAGE 58
 - BOOK 33, PAGE 61
- DEVELOPMENT PLANS:
 - BOOK 25, PAGE 116
 - PAVING IMPROVEMENT PLANS, I-65-031
- ROAD MAPS:
 - BOOK 13, PAGE 72



HORIZ. SCALE: 1" = 30'
CONTOUR INTERVAL = 1 FOOT

NOTES:

- 1- THIS SURVEY WAS PERFORMED WITHOUT USING A TITLE REPORT.
- 2- BASIS OF BEARINGS - ASTRONOMIC, DERIVED FROM GPS OBSERVATIONS. ALL BEARINGS SHOWN STAND ALONE AS TRUE SURFACE BEARINGS.
- 3- BASIS OF ELEVATIONS - PCRF07/ODD07 GEODETIC CONTROL POINT T145, R14E, R12. ELEVATION BEING 2051.59(NAD83).
- 4- TAX CODE NUMBERS OF PARCELS SURVEYED: 132-04-0240, 025A, 0260, 0320
- 5- CURRENT ZONING = C-1
BUILDING SETBACKS:
FRONT = 15'
REAR = 10'
SIDE = 0'

SURVEYOR'S CERTIFICATION

This is to state that this map or plat and the survey on which it is based were made in accordance with Arizona Boundary Survey Minimum Standards. Also, this map, consisting of one (1) sheet correctly represents a survey made under my supervision during the month of November 2007, and that the survey is true and complete, all monuments shown actually exist, their positions are correctly shown and said monuments are sufficient to enable the survey to be retraced.

Robert P. Acker, R.L.S. No. 41859



LEGEND:

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|-------------------------------------|--------------------------------|------------------------------|
| ● = FOUND AS NOTED | LS = LAND SURVEYOR | FD = FOUND |
| GASRM = GILA & SALT RIVER MERIDIAN | RLS = REGISTERED LAND SURVEYOR | RS = RECORD OF SURVEY |
| ACP = ALUMINUM CAPPED PIN | PE = PROFESSIONAL ENGINEER | CONC = CONCRETE |
| LCP = LEAD CAPPED PIN | DK = DOCKET | TYP = TYPICAL |
| BCSM = BRASS CAPPED SURVEY MONUMENT | SK = BOOK | ○ = SET 1/2" REBAR RLS-41859 |
| | PD = PAGE | |

REVISIONS:

X

BOUNDARY/TOPO SURVEY

3808 E. GOLFLINKS ROAD
A PORTION OF THE NE 1/4 OF SECTION 28, T14S, R14E, GASRM, PIMA COUNTY, ARIZONA.

Survey Comments
Phone (520)628-2011
Cell (520)621-9989

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