

SINGLE TENANT INDUSTRIAL

11,250 SF Single Tenant – Three Buildings
Lease Rate: \$5,500.00/ Mo. NNN (not for sale)

Est. Triple Nets: \$1,600.00/ Mo.
Property Highlights

- Monument signage with I-10 frontage
- Outdoor loading dock varying heights for tractor trailers and delivery trucks
- Fenced lot
- Jib Crane – 5,000 lb. included
- Adjacent to I-10, Aviation Highway and within minutes to Tucson International Airport
- Uses Include: Light manufacturing, contractors yard, material storage yard, warehouse distribution, major automotive uses such as large truck repair

Property Details

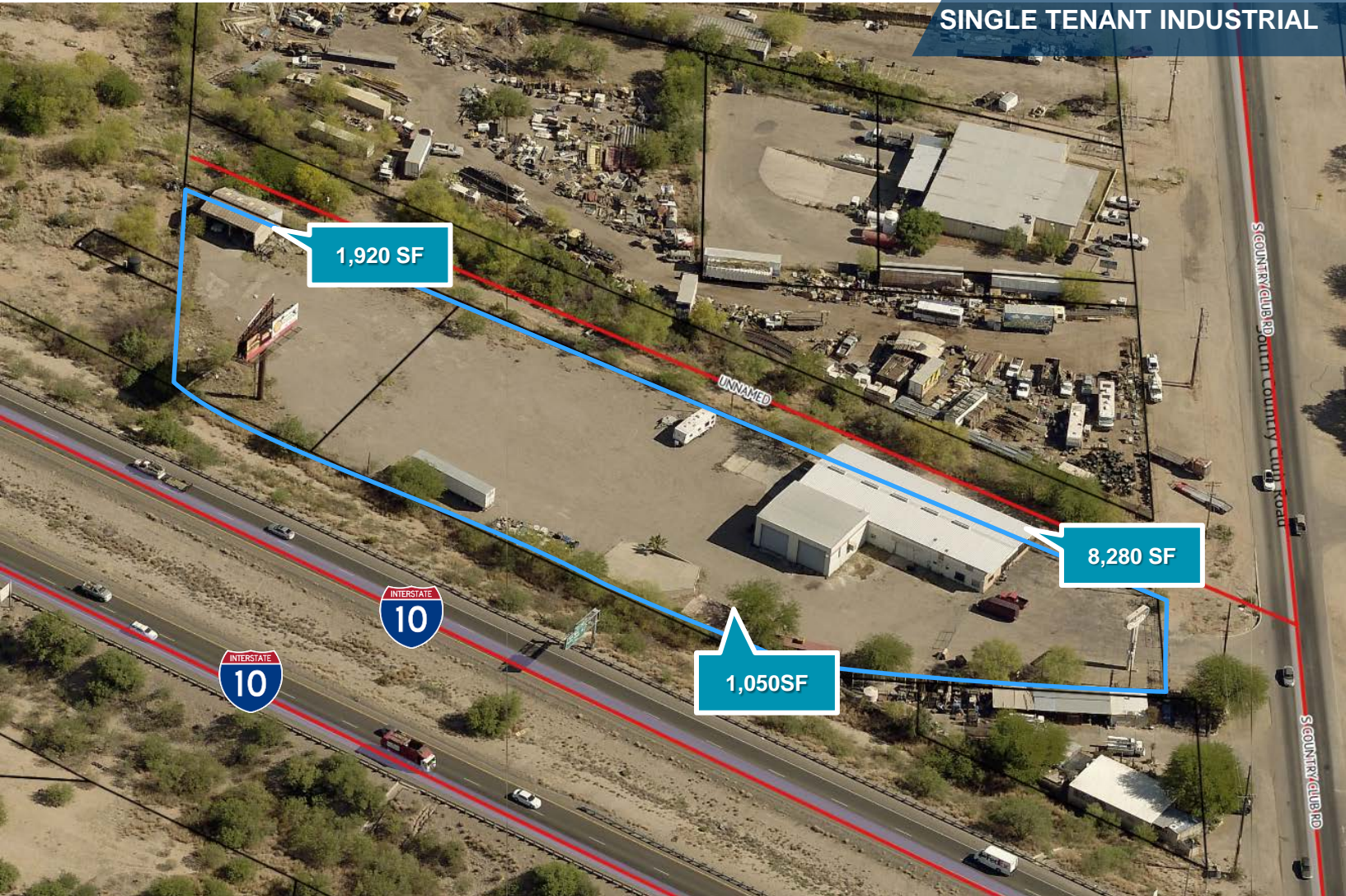
Available	A. 8,280 SF / B. (2) Two Shops 2,970 SF
Office	1,220 SF (Office / Bathrooms)
Lot Size	2.46 Acres (107,158 SF)
Tax Parcel No.	132-19-019A
Zoning	I-1 Light Industrial, (City of Tucson)
Property Taxes	\$6,693.00 (2019)
Loading - GLD	(2) 16'x17' and (2) 10' x 10'
Ceiling Height	16 - 20' Shops
Power	A. 400 amp 480V 3 Ph / B. 400 amp 240V 3 Ph
Construction	Metal, Metal roof system
Year Built	1980



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Aerial and Zoning Map



For more information, please contact:

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Property Photos

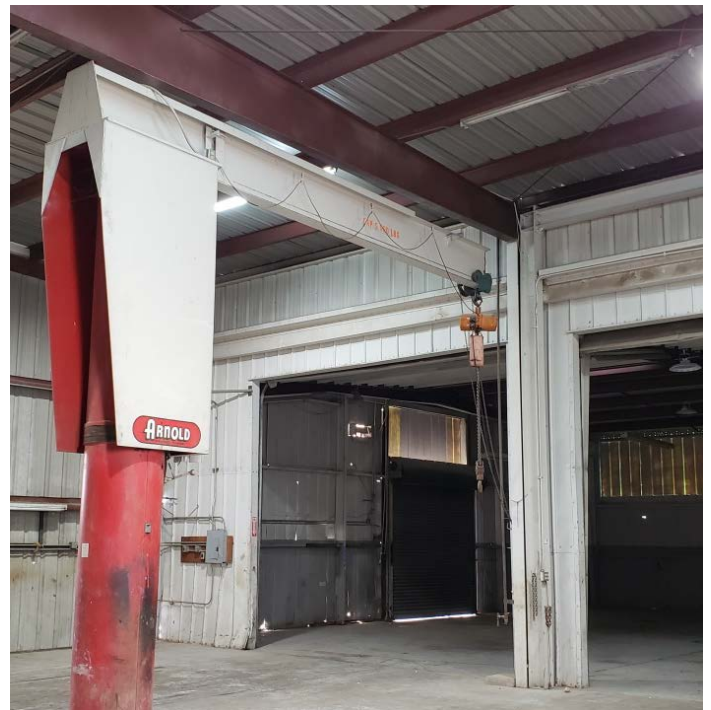
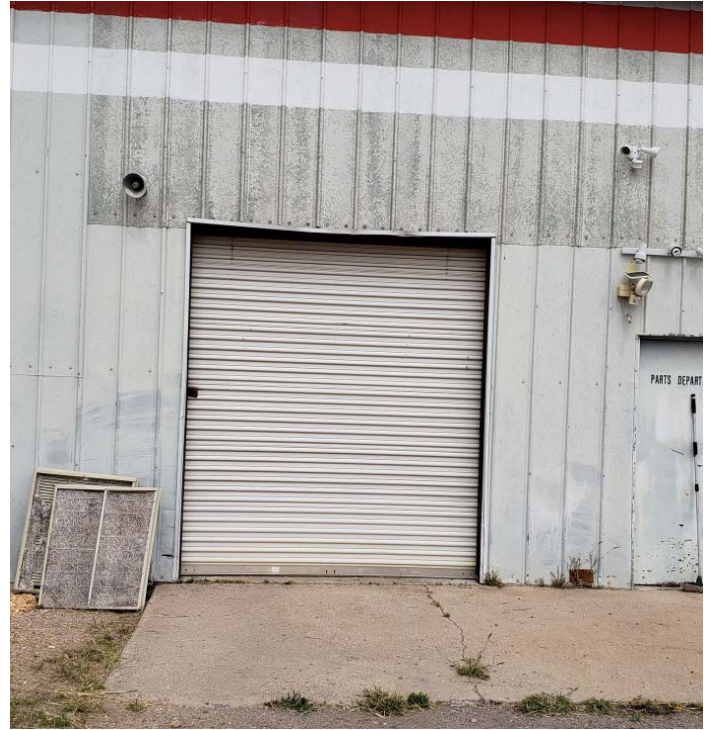


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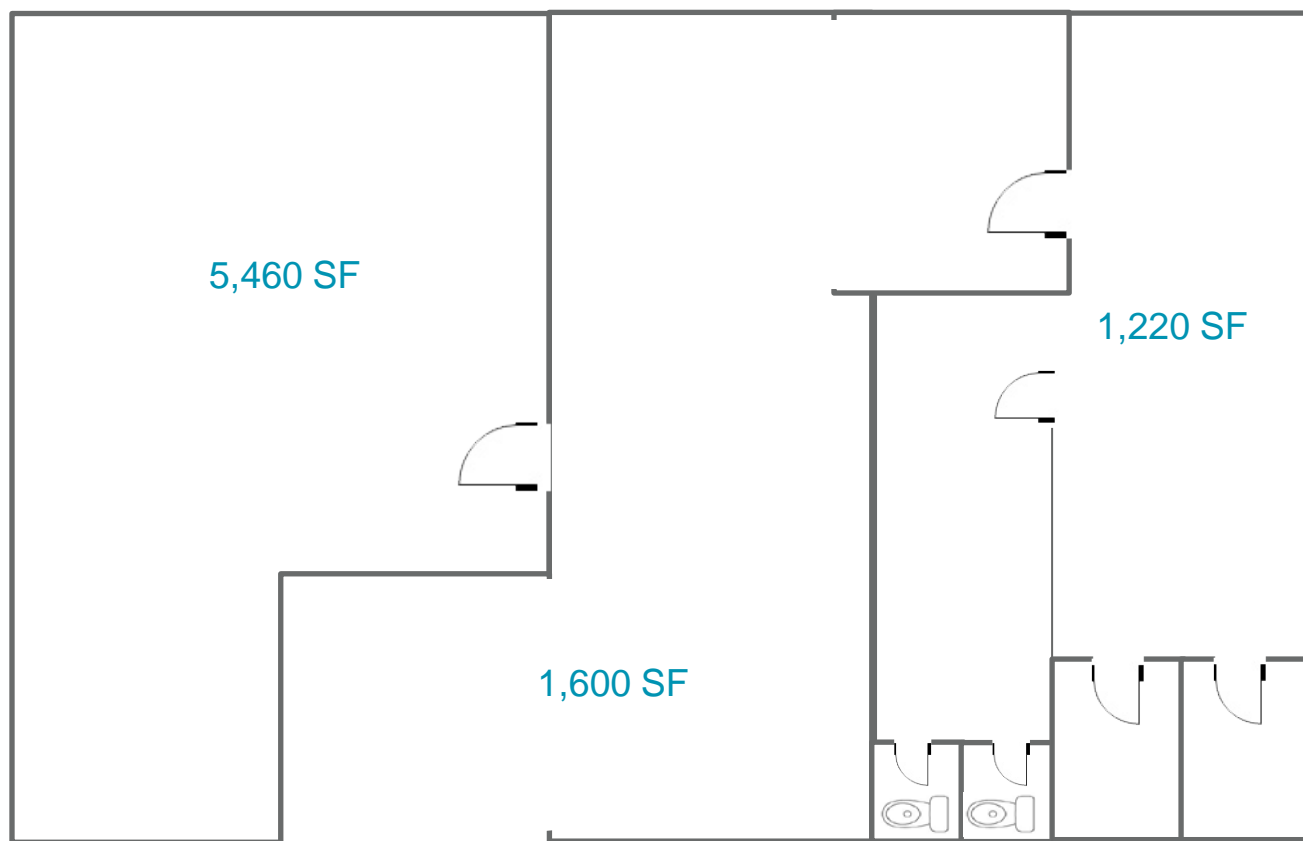
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Property Photos



Floor Plan

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*not to scale

