



FOR SALE / INVESTMENT PROPERTY

320 E. Medina Road

Tucson, Arizona 85756

COMMERCIAL INVESTMENT



Click logo for link

Sale Price: \$595,000.00

Price Per SF: \$138.69

Underwriting:

Monthly Rent: \$5,500.00 Gross

Gross Income: \$66,000.00

Annual Expenses:

Property Taxes: \$ 8,644.20

Insurance Est.: \$ 1,200.00

Repair and Maintenance (Recoveries): \$ 10,000.00

Total: \$ 19,844.00

Gross Income: \$ 66,000.00

Expenses: -\$ 19,844.00

NOI: \$ 46,156.00

CAP RATE: 7.76%

Property Description

Property consists of a 4,290 SF single tenant industrial building that is situated on 2 acres. The building is constructed of masonry with mezzanine storage. The office area is 1,092 SF and the mezzanine is 1,092 SF for a total potential office area of 2,184 SF.

The property is fenced and paved with 2 – 20’ side electric gate openers.

Property Highlights

- Adjacent to Tucson International Airport
- Close to Interstates 10 & 19
- Two ADA bathrooms

**** (Recoveries) The Lease is a full service lease, Landlord is responsible for all building maintenance, property taxes, insurance.**

Months	Monthly/ Annual
April 1 st , 2020 thru March 31 st , 2021	\$5,500/ \$66,000.00
April 1 st , 2021 thru March 31 st , 2022	\$5,750.00/ \$69,000.00
April 1 st , 2022 thru March 31 st , 2023	\$5,922.50/ \$71,070.00
April 1 st , 2023 thru March 31 st , 2024	\$6,100.18/ \$73,202.16
April 1 st , 2024 thru March 31 st , 2025	\$6,283.18/ \$75,398.16
April 1 st , 2025 thru April 26 th , 2026	\$6,471.68/ \$77,660.16

Tenant has one Five year option to renew which includes an annual Three (3%) percent escalation.

Ron Zimmerman
Principal, Commercial Properties
+1 520 248 0427
rzimmerman@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 owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

6/26/2020

Specifications

Ceiling Height	18'
Loading	Grade 2-10'X12'
Tucson Electric Power	200 amp 240v 3 Phase
Mechanical	HVAC / Heat Pump
Construction	Masonry
Year Built	1993
Lot Size	87,000 Sf (2.00 acres)
Zoning	I-1, Light Industrial (City of Tucson)
Southwest Gas	No Gas
Water/Sewer	City of Tucson
Parcel Number(s)	138-16-0100
Taxes (2019)	\$8,644.20

COMMERCIAL INVESTMENT



Ron Zimmerman
Principal, Commercial Properties
+1 520 248 0427
rzimmerman@picor.com

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

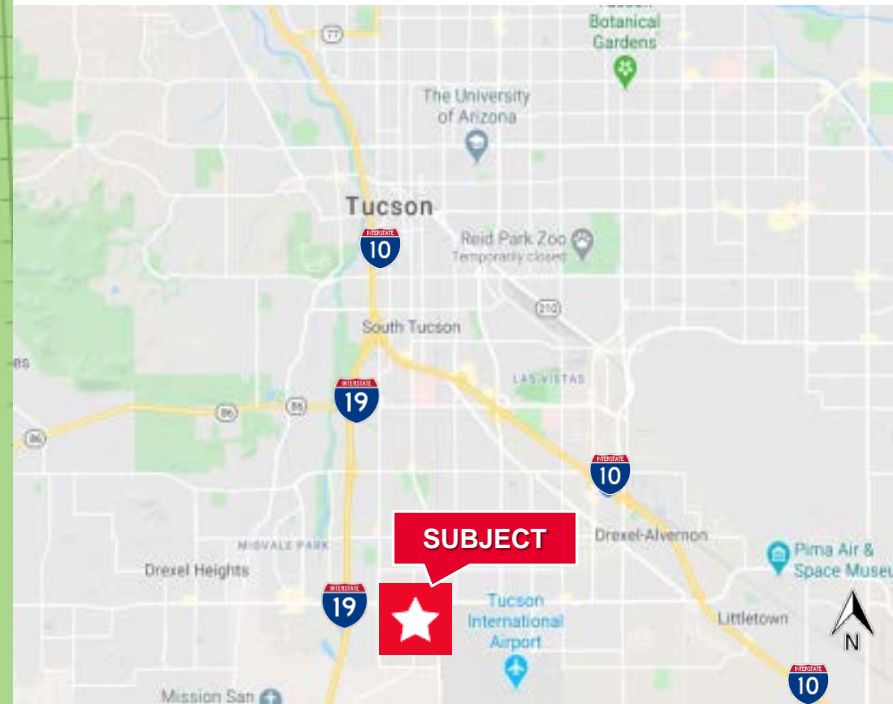
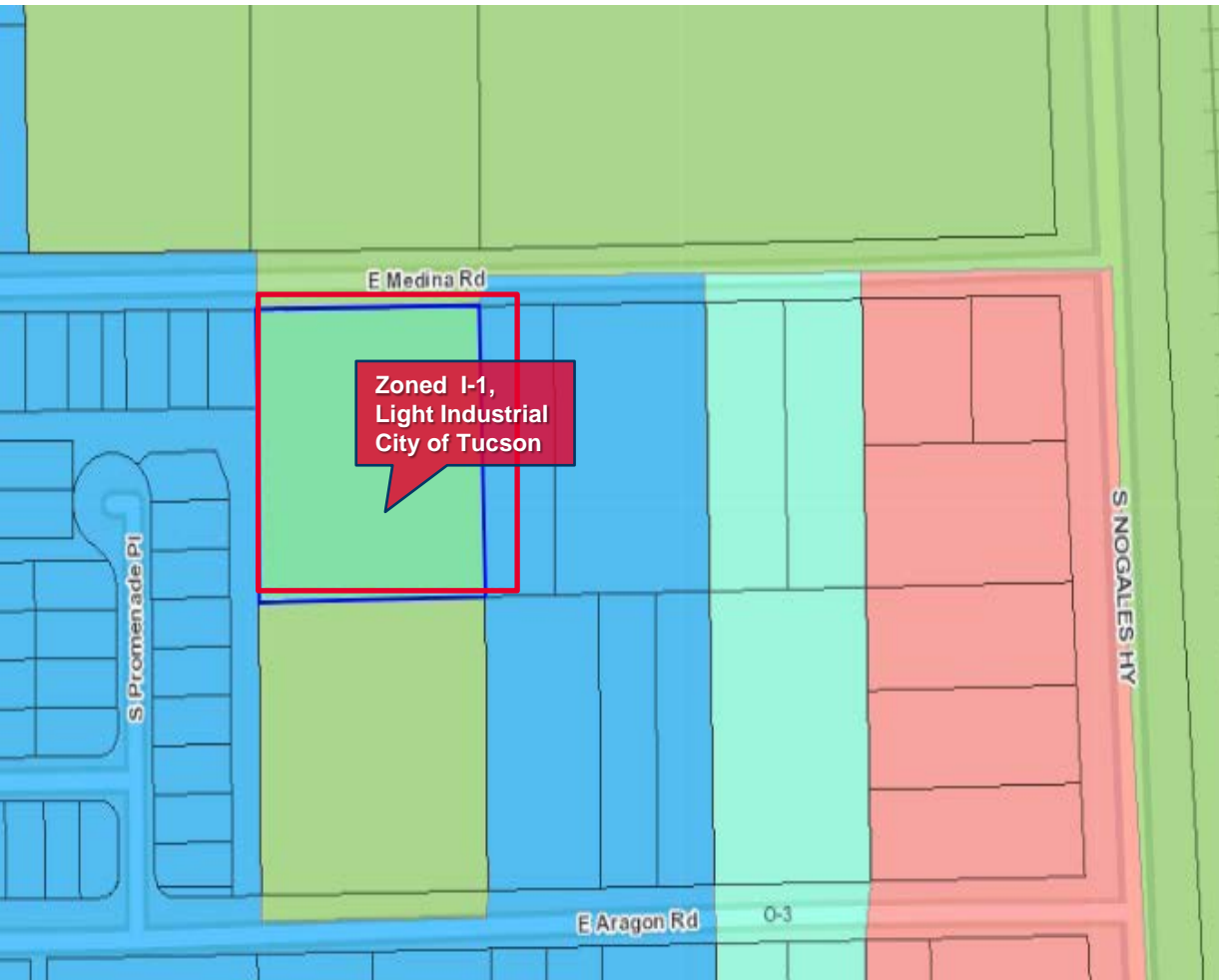
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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 owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

6/26/2020

Zoning Map

COMMERCIAL INVESTMENT



Ron Zimmerman
Principal, Commercial Properties
+1 520 248 0427
rzimmerman@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 owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

6/26/2020

Aerial Photo

COMMERCIAL INVESTMENT



Ron Zimmerman
Principal, Commercial Properties
+1 520 248 0427
rzimmerman@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 owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

6/26/2020

FOR SALE / INVESTMENT PROPERTY

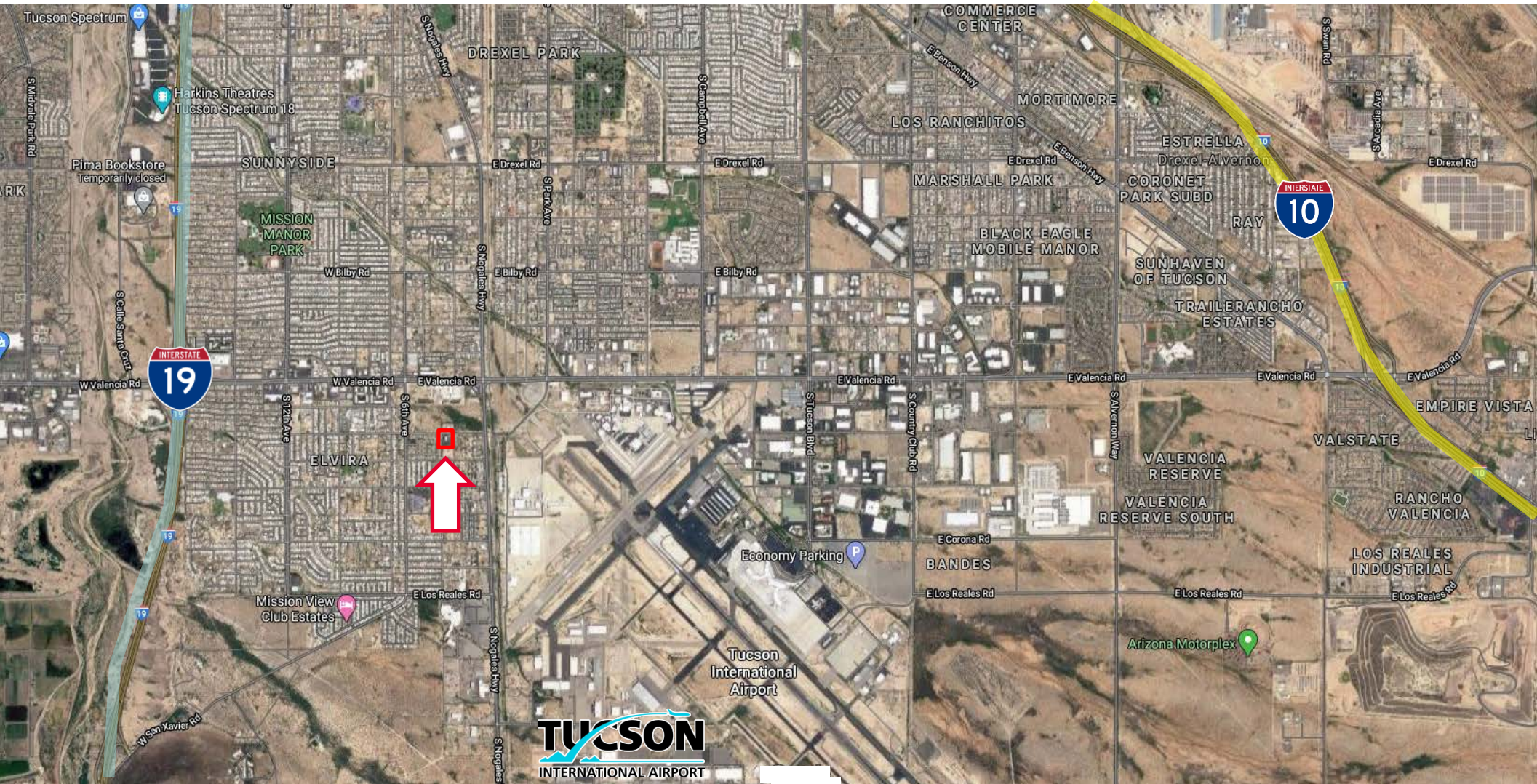
320 E. Medina Road

Tucson, Arizona 85756



Aerial Map

COMMERCIAL INVESTMENT



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 owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

6/26/2020



Tucson Overview

COMMERCIAL INVESTMENT



3rd Largest

Greater Tucson was recently named the third fastest-growing metro by Bloomberg.



\$3 Billion

The forecasted economic impact of recent employment announcements.

Population and Demographics (Source: Applied Geographic Solutions, 4/2019)

Tucson is the second-largest city in Arizona with a population of 540,357. It is the largest city in Pima County, which totals 1.029 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 568,590 residents by 2024 (1.083 million in Pima County).

- Median age is 33.5 years (2019)
- Median household income is \$43,658 (2019)
- Median household income projection is \$50,886 (2024)

Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

MAJOR TUCSON EMPLOYERS

Agero	ManTech
Amazon	MineSight
Arizona Community Physicians	Modular
Asarco Group Mexico	Northrop Grumman
Ascent Aviation Services	The Offshore Group
Banner Health	PSE Archery
CAID	Raytheon
Carondolet	Redar
Caterpillar, Inc.	SAIC
Cox Communications	Sargent Aerospace & Defense
CyraCom	Sundt
Freeport-McMoran Copper & Gold	Texas Instruments
General Dynamics	Tucson Medical Center
HomeGoods	Union Pacific
Honeywell	Universal Avionics Systems Corp.
IBM	University of Arizona
Intuit	Walbro