# 

FOR SALE AND LEASE 500 E. 26<sup>th</sup> Street Tucson, AZ 85713



### 5,984 SF Available Lease Rate: \$3,291.20 (55¢ / SF) Per Month NNN Sale Price: \$435,000 (\$72.69 / SF)

Office SF2,464 SFCeiling Height16'Loading4 Grade loading doorsPower400 Amps, 120/208 Volt, 3 PhaseHVACAC (office), EVAP (warehouse)SprinklerConstructionConstructionMasonryYear Built1984Lot Size0.68 Acres (29,700 SF)ZoningSB-2 (South Tucson)	Property Details	
Loading4 Grade loading doorsPower400 Amps, 120/208 Volt, 3 PhaseHVACAC (office), EVAP (warehouse)SprinklerConstructionMasonryYear Built1984Lot Size0.68 Acres (29,700 SF)ZoningSB-2 (South Tucson)	Office SF	2,464 SF
Power400 Amps, 120/208 Volt, 3 PhaseHVACAC (office), EVAP (warehouse)SprinklerConstructionMasonryYear Built1984Lot Size0.68 Acres (29,700 SF)ZoningSB-2 (South Tucson)	Ceiling Height	16'
HVACAC (office), EVAP (warehouse)SprinklerConstructionMasonryYear Built1984Lot Size0.68 Acres (29,700 SF)ZoningSB-2 (South Tucson)	Loading	4 Grade loading doors
SprinklerConstructionMasonryYear Built1984Lot Size0.68 Acres (29,700 SF)ZoningSB-2 (South Tucson)	Power	400 Amps, 120/208 Volt, 3 Phase
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Lot Size0.68 Acres (29,700 SF)ZoningSB-2 (South Tucson)	Construction	Masonry
Zoning SB-2 (South Tucson)	Year Built	1984
	Lot Size	0.68 Acres (29,700 SF)
	Zoning	SB-2 (South Tucson)
Parking	Parking	
Taxes (year) \$7,774.14 (2019)	Taxes (year)	\$7,774.14 (2019)

#### For more information, please contact:

\*\*Stephen Cohen Principal, Industrial Properties +1 520 546 2750 scohen@picor.com \*\*Members of ownership entity are licensed to sell real estate in Arizona

#### **Property Highlights**

- · Centrally located near Downtown
- Easy access to I-10, I-19, and Aviation Highway
- Fenced yard included
- · Located in the Opportunity Zone



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

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Floor Plan

CENTRALLY LOCATED WAREHOUSE



\* Not to Scale

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#### **Property Photos**

### CENTRALLY LOCATED WAREHOUSE



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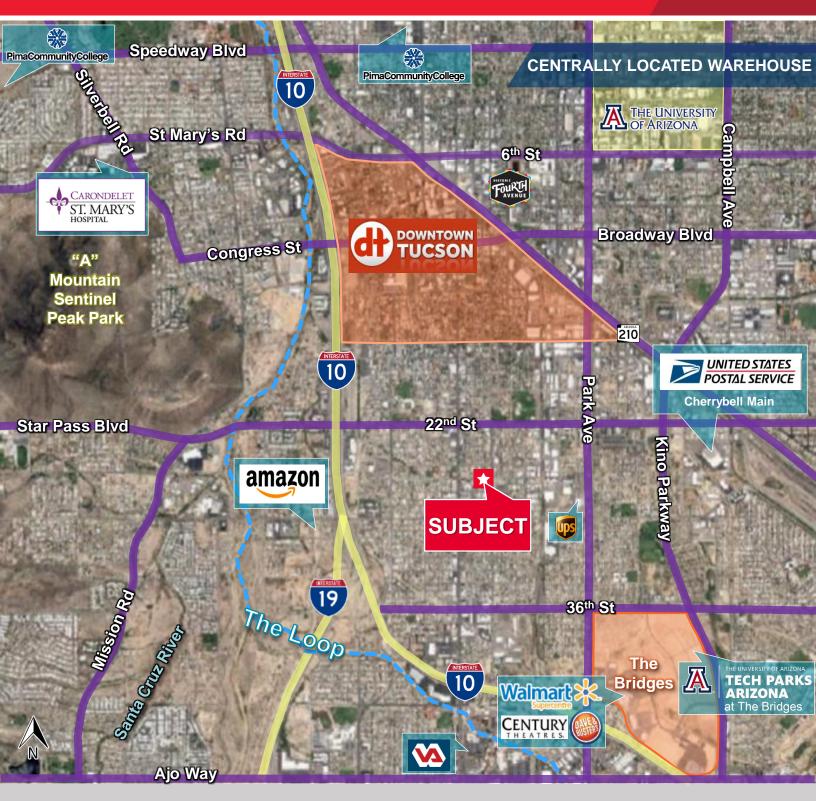
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