

INDUSTRIAL


± 4 Acres Secured Outdoor Storage

51,786 SF Building on 7.8 Acres

Sale Price: Inquire with Broker | Lease Rate: \$0.69/SF/Mo NNN

Property Highlights

- High-image corporate headquarters building with office, warehouse, heavy manufacturing, and large storage yard/parking areas
- Bonus 18,000 SF fully-improved canopy area with concrete slab, dock loading (truck well), electrical distribution/lighting, and water
- I-19/Valencia location ideal for cross border and near showing logistics
- Building size is easily expandable

Property Details

Available	51,786 SF (plus 18,000 SF work canopy area)
Recent Improvements	Roof, ceiling scrim, asphalt, and landscaping have been updated
Current Office Buildout	40% (can be reduced)
Land Area	315,432 SF (7.8 acres)
Power	2500 amps 480V 3-Phase
Loading	5 docks and 2 grade level doors
Clear Height	24'
Zoning	I-1, Light Industrial, City of Tucson



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6/6/2024



Monument Signage



Warehouse Area



Warehouse Area



Paved Yard Area



Canopy Area (note—has truck well loading)



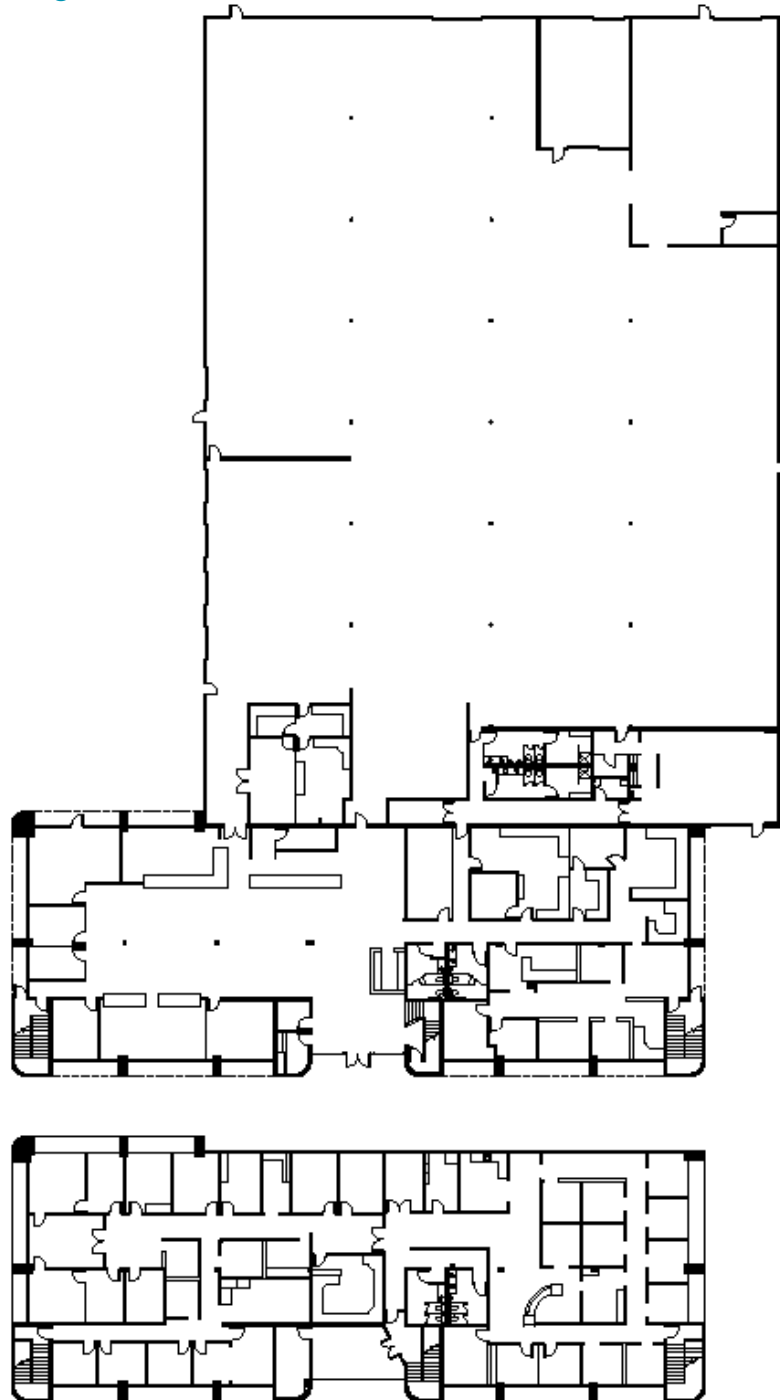
Truck Court

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Floorplan – Entire Building



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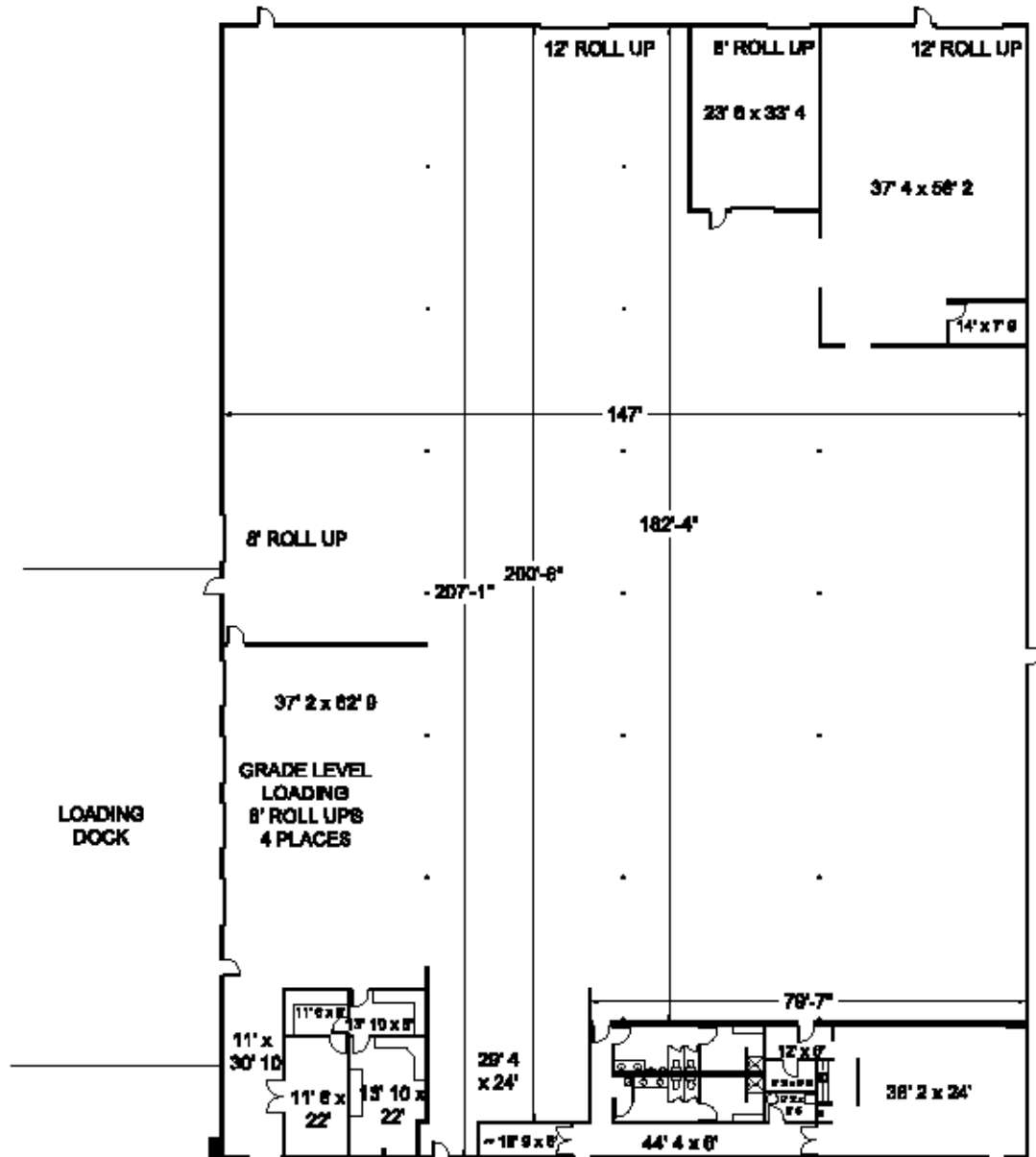
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Floorplan (Warehouse portion only)



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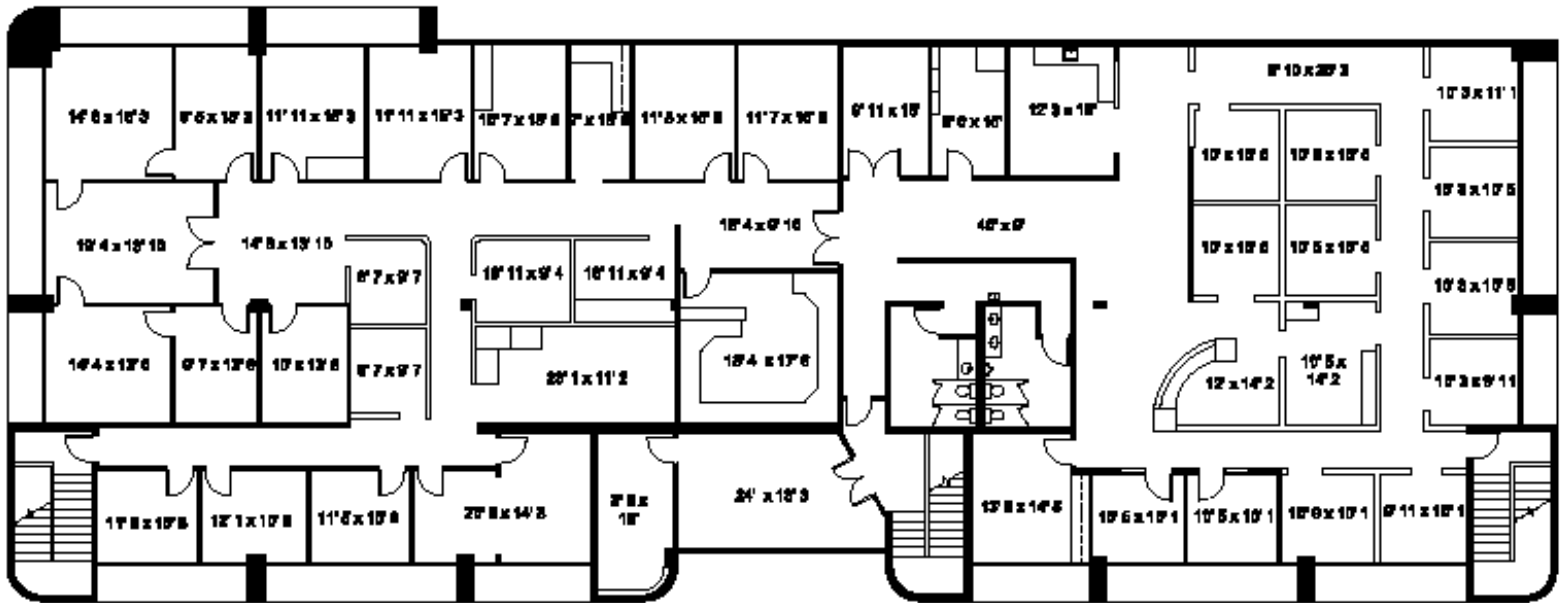
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Floorplan (2nd Floor office only)



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Aerial



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