



## 65,250 SF Industrial / Flex / Call Center Building

**Sale Price: ~~\$7,900,000~~ PRICE REDUCED - \$5,990,000**

**Lease Rate: \$0.69/SF/month, NNN**

### Property Highlights

- Former industrial building that is currently configured as a modern turnkey call center; can readily be converted back to industrial/R&D or other uses.
- Located within walking distance of the Tucson Spectrum Power Center (southern Arizona's largest open air shopping center, with over 60 stores and restaurants) and across the street from Pima Community College's Desert Vista Campus.
- Renovated in 2014.

### Property Details

Available	65,250 SF
Sale Price	\$5,990,000
Lease Rate /Type	\$0.69/SF/month, NNN
Parcel Size	355,836 SF (8.17 acres)
Property Taxes	\$96,999.95 (2021)
HVAC	100% air conditioned
Clear / Ceiling Height	14' - 20'
Loading	Grade and dock
Zoning	P-1 (Park Industrial District, City of Tucson)
Power	Heavy power available (including UPC system and generator)
Parking	684 spaces (over 10 spaces per 1,000 SF)



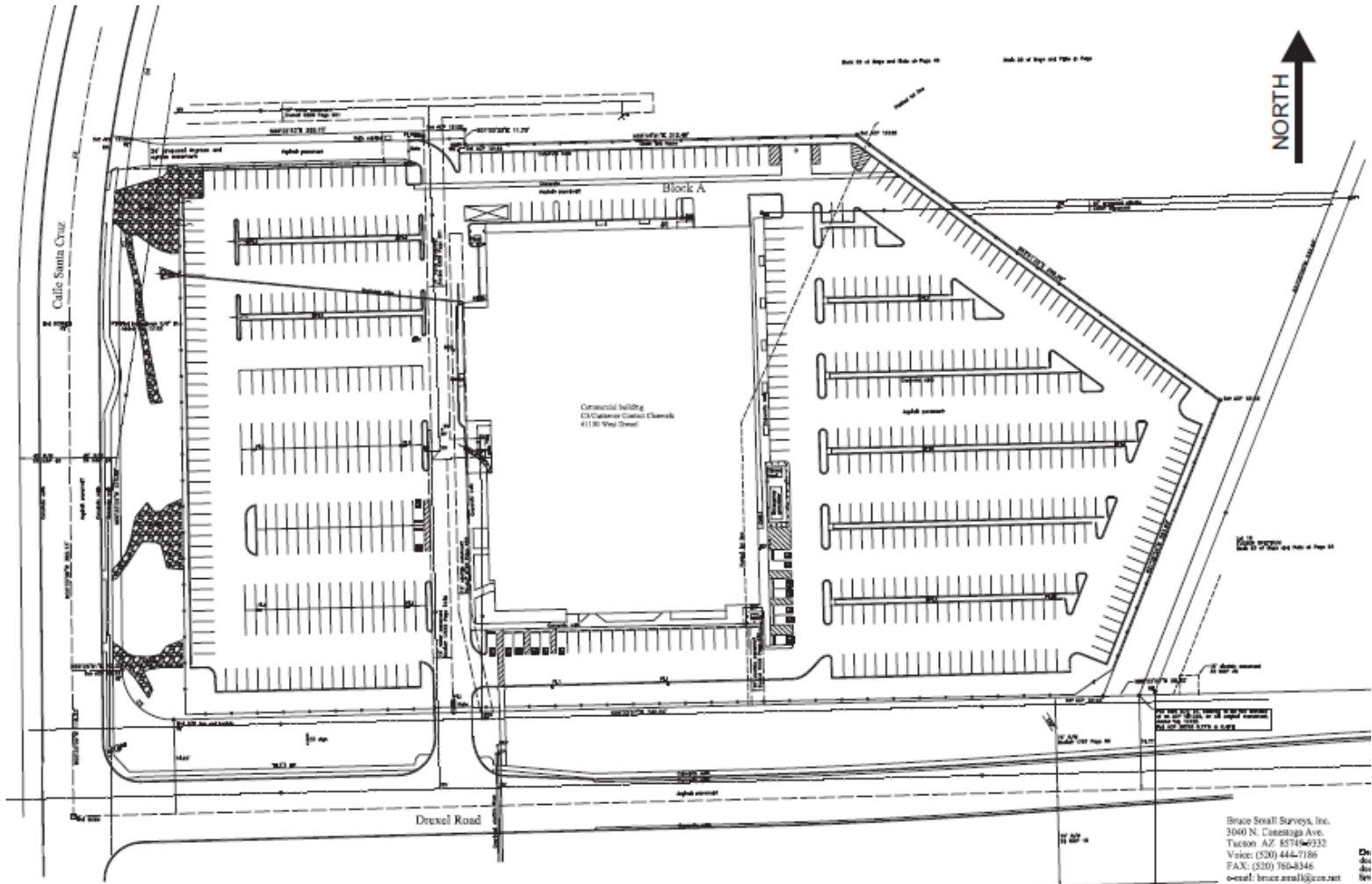
For more information, please contact:

**Robert Glaser, CCIM, SIOR**  
Principal, Industrial Properties  
+1 520 546 2707  
[rqlaser@picor.com](mailto:rqlaser@picor.com)

**Paul Hooker, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

**ALTA SURVEY**



Bruce Small Surveys, Inc.  
3040 N. Casanaga Ave.  
Tucson, AZ 85746-9332  
Voice: (520) 444-7186  
FAX: (520) 780-8346  
e-mail: bruce.small@csur.net

For more information, please contact:

**Robert Glaser, CCIM, SIOR**  
Principal, Industrial Properties  
+1 520 546 2707  
rglaser@picor.com

**Paul Hooker, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
phooker@picor.com

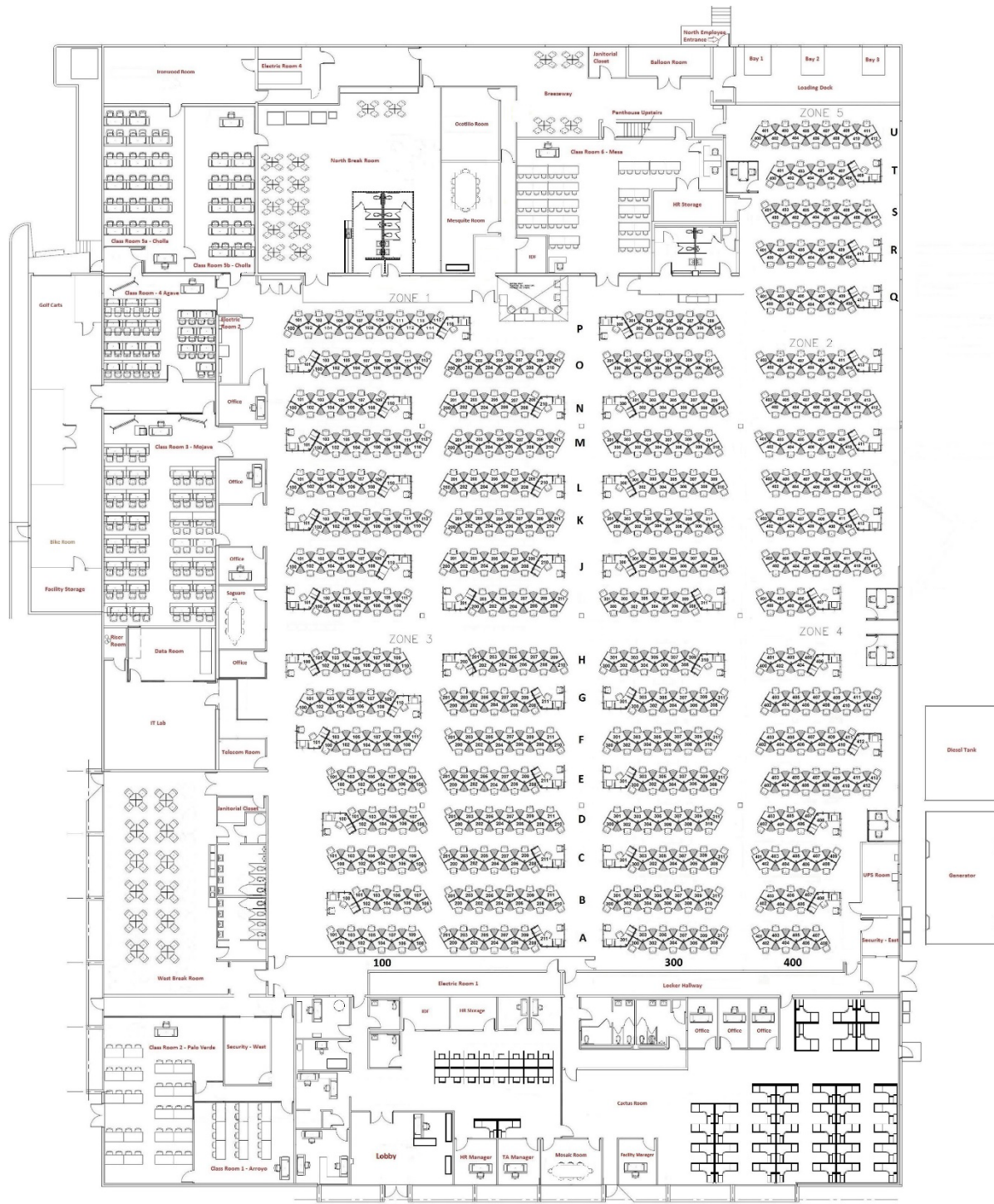
**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
Cushman & Wakefield Copyright 2022. 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. 9/15/2022



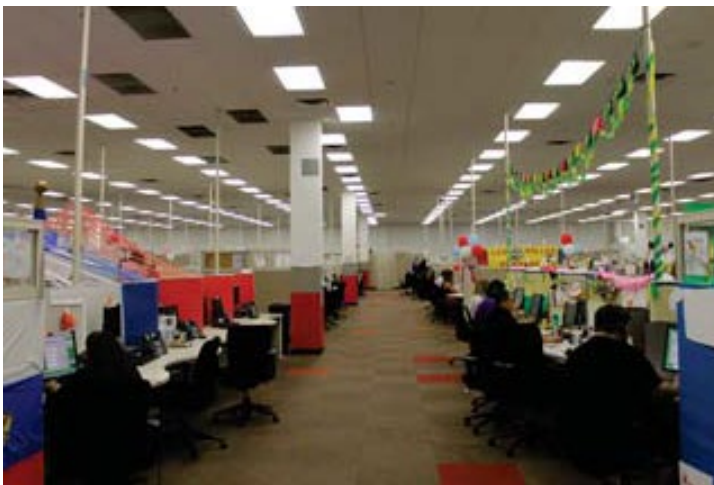


**FLOORPLAN**











**Aerial**



**Robert Glaser, CCIM, SIOR**  
Principal, Industrial  
Properties  
+1 520 546 2707  
rglaser@picor.com

**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

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

Cushman & Wakefield Copyright 2022. 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.

9/15/2022