

**INDUSTRIAL**

## 35,920 SF Industrial Warehouse Available

### Sale Price: \$2,700,000

#### Property Highlights

- Turn-key refrigerated warehouse
- On Interstate 19, north of Exit 12
- Desirable Rio Rico Industrial Park largest fresh produce hub in Southwest U.S.
- Temperature drop to 36 Degrees
- 45 Minutes to Tucson and I-10 Corridor
- Cinder block and prefab insulated metal panel construction
- Possible expansion on excess land

#### Property Details

Lot Size	2.44 acres
Tax Parcel No.	140-01-032
Loading	10 Dock Doors, 14' to 16' Clearance
Year Built	1980, 1996
Zoning	Light Industrial, Santa Cruz County

For more information, please contact:

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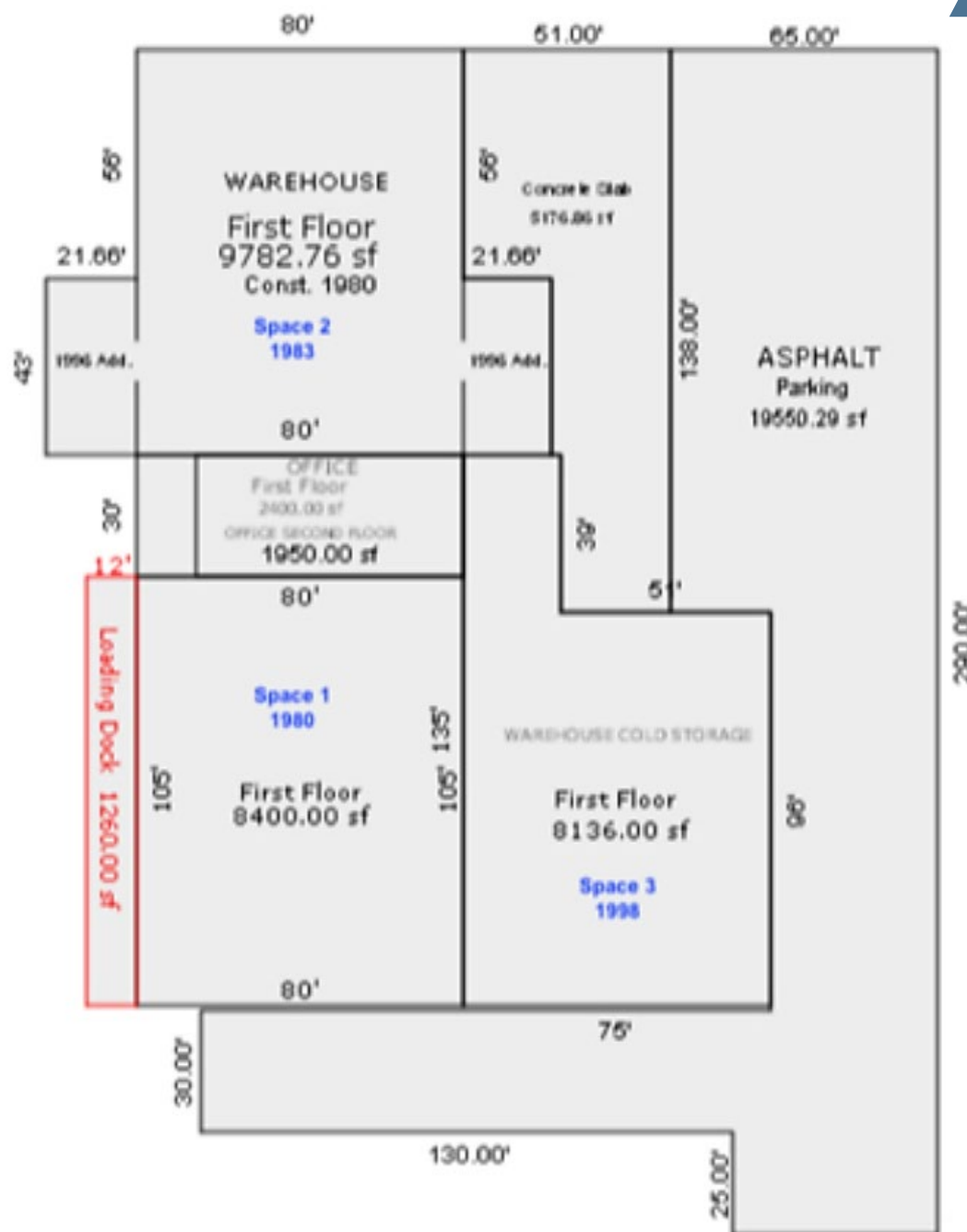
**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com



# Pacific Trellis Fruit

Nogales, Arizona 85648

## INDUSTRIAL



**Total Office: 4,350 SF**

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10/8/2021



Aerial

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