


**INDUSTRIAL / MANUFACTURING**

## 8,100 SF Single Tenant Building with a 13,050 SF Lot

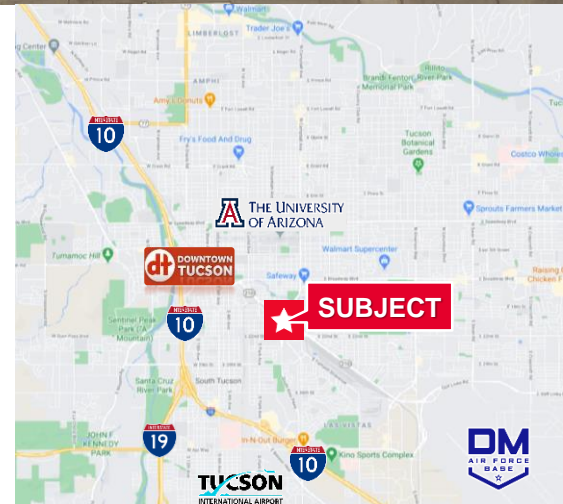
**Sale Price: \$545,000 (\$67.30/ SF)**

### Property Highlights

- 1,200 SF of Office, Waiting Area, and Bathroom
- Mezzanine Storage approx. 800 SF
- Sky Lights Throughout the East Shop
- Fenced Concrete Yard
- No Fire Suppression

### Property Details

Available	8,100 SF
Lot Size	13,050 SF
Tax Parcel No.	124-18-2010 and 124-18-2000
Zoning	I-1 City of Tucson Light Industrial
Construction Age	1956 West, 1983 East
Clear Height	20' Clear Height East Shop 16' Clear Height West Shop
Loading	2 Grade Level Doors 1 Half Loading Dock 2 Dock High Positons
Electric	400 amp 240V 3 phase, Tucson Electric Power
Gas	Southwest Gas 1" line
Water	City of Tucson Water, Pima County Waste Water
Construction Type	Mixed Construction of Masonry, Metal and Brick



For more information, please contact:

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10/12/2020



**Aerial**

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**Floorplan**

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