



FOR LEASE

THE WHISTLE STOP DEPOT

127 W. 5TH Street, Tucson, Arizona 85705





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5,226 SF Industrial/ Event Center Downtown

Property Description

The Whistle Stop Depot was once a 1950's steel transport warehouse. In 2007, the transport warehouse was transformed into the iconic Whistle Stop Depot, blending historic architecture with modern amenities. It's 10-year renovations were hand-crafted, using only recycled, reclaimed and repurposed materials, creating a new Tucson landmark. The unique building is currently licensed as Civic Assembly, hosting public and private events and gatherings, such as: weddings, theatrical performances, art exhibits, music concerts, auto and product revealing parties, fund-raisers, high school graduations and proms, community meetings, veg-fests, and parties celebrating graduations, retirements and anniversaries.

Additionally, it has hosted several political town halls and debate-watches, as well as music videos and professional photo shoots. The unique characteristics include: half an acre of private parking, occupancy permit for 300 people inside the building, liquor license, half an acre of outside entertaining area, and an abundance of social distancing area. The perfect space for a brewery or distillery.

Property Highlights

- 1.03 acres
- Half a mile from I-10
- Fully sprinkled
- An abundance of outdoor entertaining space
- Half an acre of private parking
- Two, 200 amps 240V power supplies'
- Zoned for a brewery or distillery

inquire about liquor license



[Click Here for Video](#)

For more information, please contact:

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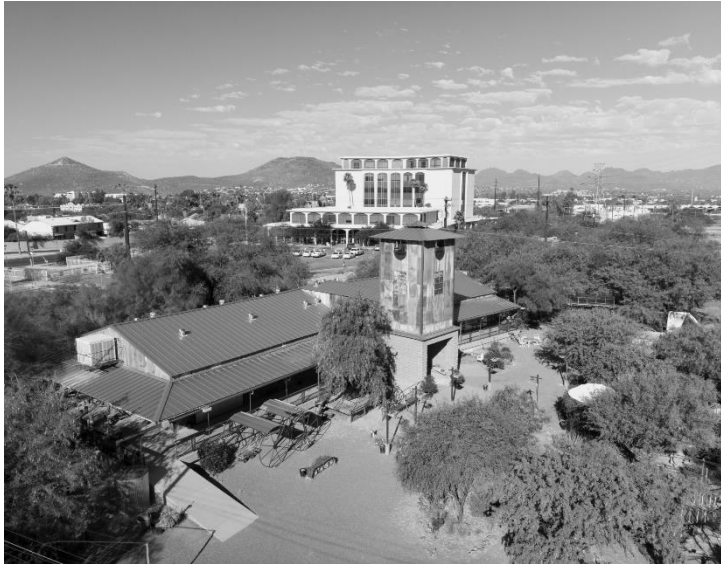




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Building Specifications & Features

- Property and building zoned I-1 (Industrial-1)
- 5,200 square-foot steel warehouse
- 40-foot clear-span construction
- 400-square feet office and storage space within interior space
- Wall and Ceiling Heights: 12' along sides; 20' ceiling at midway (architectural floor plan attached)
- R-30 insulated walls and ceilings
- 1,800 square-foot outdoor loading dock, handrails
- Concrete loading ramp, direct access from vehicular entrance to interior of building
- Five (5) oversized industrial exit doors with lit egress
- 42-ft tower at entrance, castle block & steel constructions, with functional solar chimney
- Upgraded 3-phase electrical system
- 4 bathrooms total; 2 handicapped ADA compliant
- On-site parking ½ acre, not paved but private, for staff and clients
- Licensed outdoor area for public alcohol consumption is entire front yard (site plans included). Licensed bar located inside.
- Commercial overhead sprinkler system interior of building and loading docks

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Interior Features

- Legal occupancy 300 inside; an abundance of space for social distancing
- Events with outside occupancy 1,000 people
- Versatile internal layout: open, clear-span space, centralized restrooms
- Solar Chimney with set of oversized swamp coolers and a “legal” cooling tower
- Four (4) commercial-rated overhead heaters
- Beverage bar; large refrigerator for alcohol storage, wine refrigerator, kegerator
- Catering prep area (3-station stainless steel sink, refrigerator)
- 12' x 10' raised steel stage platform
- Inventory of on-site furnishings available upon request
- Warehouse equipped with full-service AV equipment, Tech Services
- Quality and reliable internet & phone connections
- Licensed and monitored central alarm system

Property Amenities

- Property zoned I-1 (Industrial-1)
- Destination property



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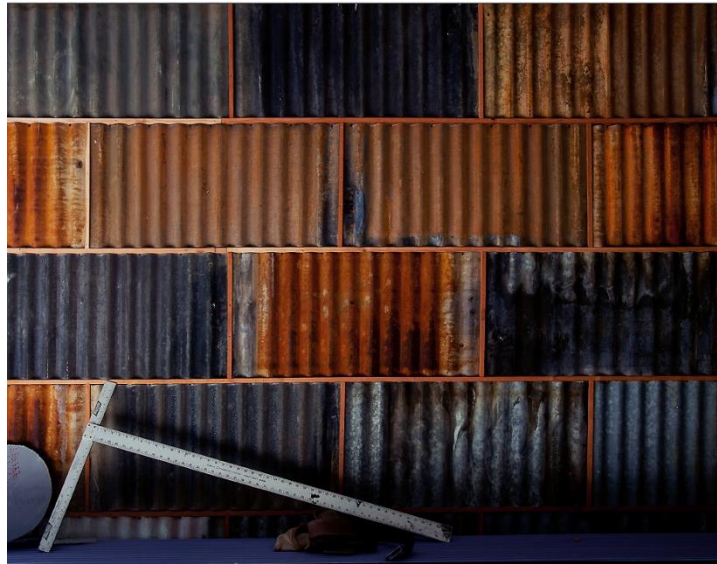
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Downtown Tucson Restaurants/Bars



Downtown Tucson Entertainment & Accommodations



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