

INDUSTRIAL BUILDING WITH YARD



10,393 SF Available

Lease Rate: \$5,196.50 (50¢ / SF) Per Month NNN

Sale Price: \$700,000 (\$67.35 / SF)

Property Details

Office SF	2,490 SF
Ceiling Height	12'
Loading	7 grade level doors (12x12)
Power	1,200 amp, 277/480 volt, 3 phase
HVAC	AC (Office), Evap (Warehouse)
Sewer	Property is on a septic system
Sprinkler	Ordinary Hazard
Construction	Metal
Year Built	1977
Lot Size	0.81 Acres (35,055 SF)
Zoning	I-1 (Light Industrial)
Taxes (2020)	8,839.79 (2020)
Disclosures	* Property is in the vicinity of Tucson International Airport, may be subject to restrictions

Property Highlights

- Free standing industrial building with fenced yard
- Covered outside storage and heavy power
- Near Tucson International Airport
- Easy access to all areas of Tucson via I-10
- Located in the Opportunity Zone



For more information, please contact:

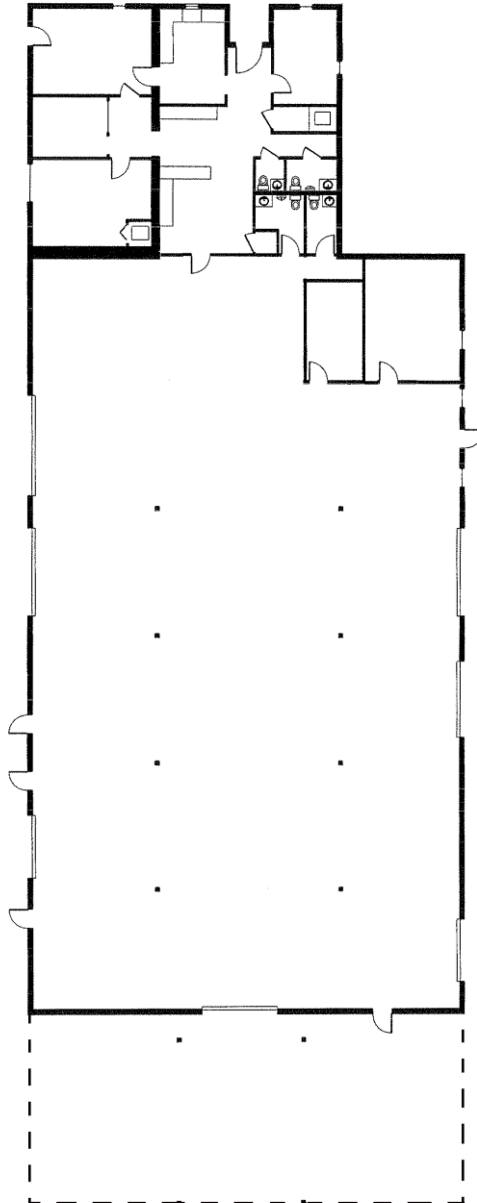
Stephen Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

Floor Plan

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* Not to Scale

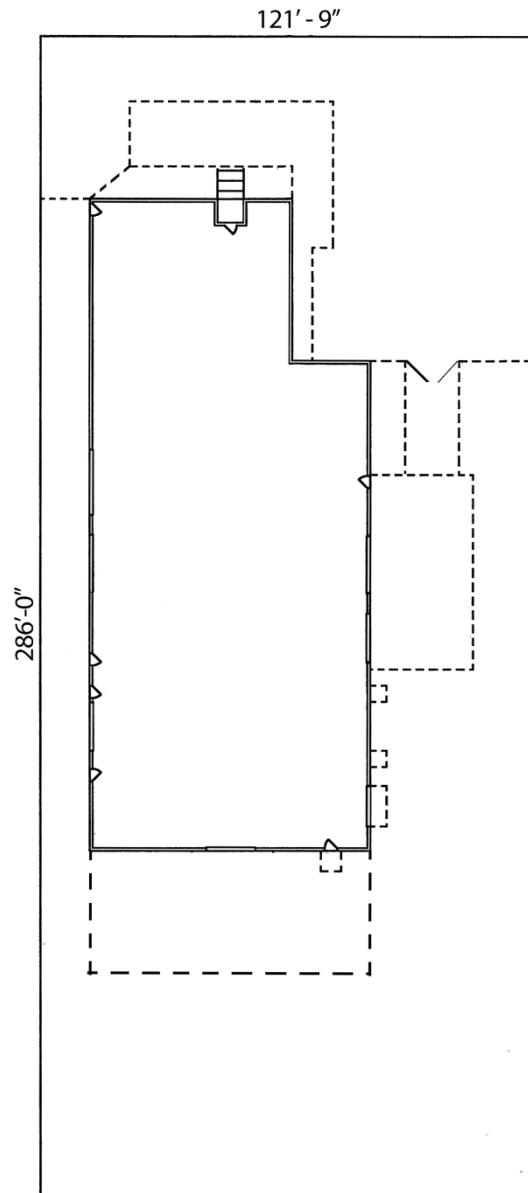
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Site Plan

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Ganley Road



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Map & Zoning

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