



9,900 SF Single Tenant Building
Sale Price: \$875,000.00 (\$88.38/SF)
Lease Rate: \$0.70/SF/MO MG

Property Highlights

- Heavy 800A 240V 3-phase power
- Two (2) fenced yard areas
- Palo Verde Road frontage and identity
- Located within 1.5 miles of Interstate 10, and within 1 mile of the Barraza-Aviation Parkway (SR-210 – Tucson’s only dedicated crosstown expressway)

Property Details

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|-----------------------|--|
| Building Size | 9,900 SF |
| Lot Size | 28,226 SF (0.65 Acres) |
| Zoning | CI-2, Pima County (General Industrial) |
| Power | 800 Amp 240V 3-Phase |
| Loading | Three (3) - 10' x 8' Grade Level Doors Three (3) - Gate Entrances: 10' Wide, 20' Wide, 30' Wide |
| Clear Height | 11 Feet |
| Current Configuration | 40% Air-Conditioned Showroom / Office 60% Manufacturing / Shop / Warehouse |
| Utilities | City of Tucson Water/Sewer Southwest Gas 2" Gas Line |
| Yard | Two (2) Fenced Yards, one with a concrete apron for staging area and other is a gravel area. |
| Construction | Masonry with a new built-up roof system |
| Cooling | HVAC Evaporative cooling (New install 2021) |

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Property Photos

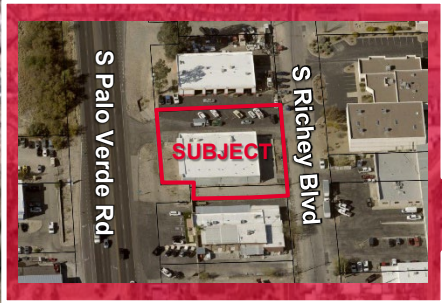


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9/27/2022

Aerial & Zoning Map

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For more information, please contact:

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Aerial Photo



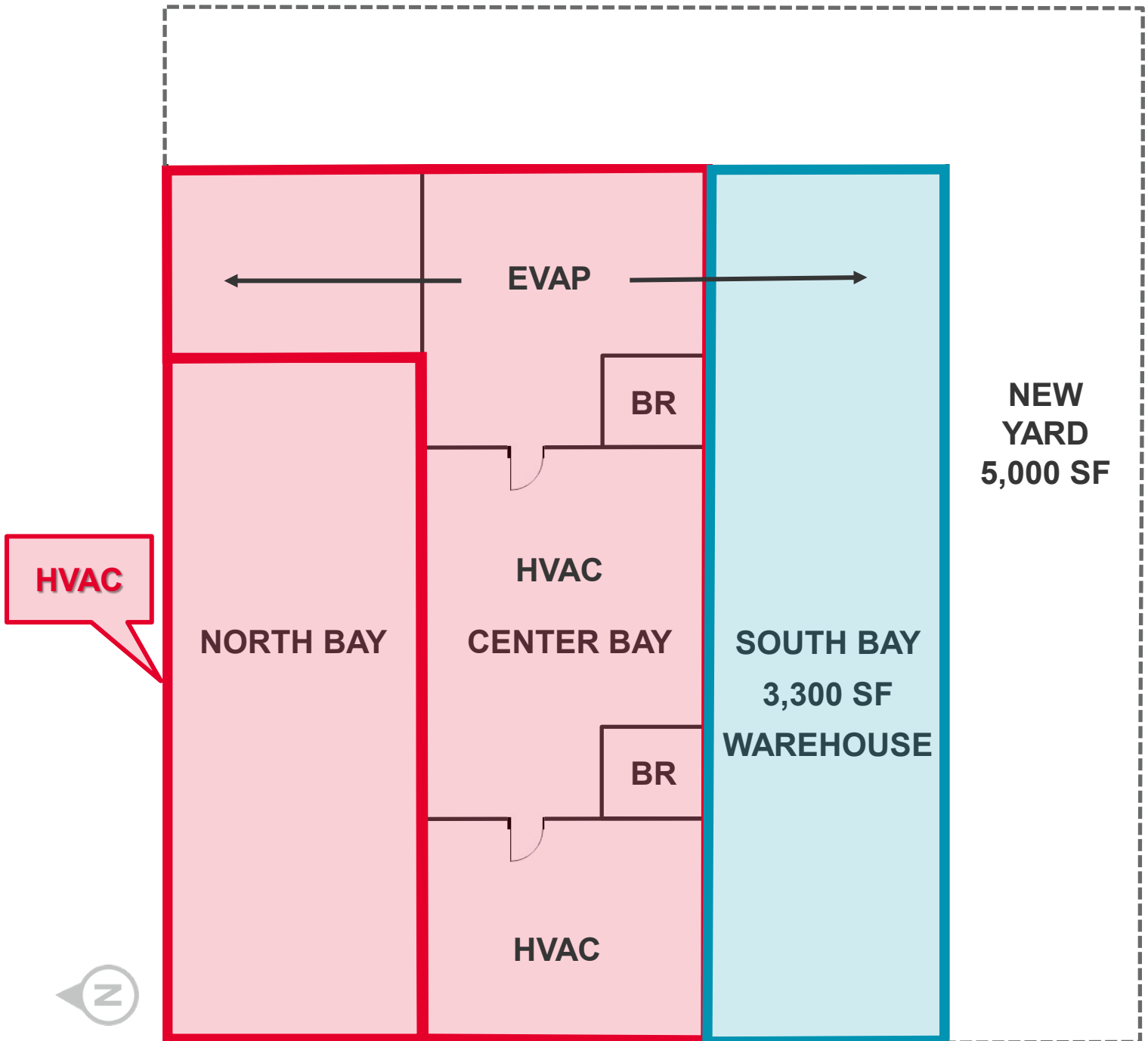
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Floor Plan



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