CUSHMAN & WAKEFIELD | PICOR

FOR LEASE OR SALE

2601 & 2630 E. Ginter Road

Tucson, AZ 85706

INDUSTRIAL BUILDINGS / YARD AVAILABLE 1/1/2022

2601 E Ginter Rd

3,570 SF Available (over 2 buildings)

Sale Price: $425,000 ($119.05 / SF)

Lease Rate: $3,000 (84¢ / SF) per Month NNN

2630 E Ginter Rd

1.81 Acres Industrial Lot (Fenced, Paved, Lit)

Sale Price: $315,000 ($4.00 / SF)

Lease Rate: $2,625 per Month NNN

Property Highlights

- Rare small industrial properties with yard
- Tucson International Airport area
- Located in the Opportunity Zone

Property Details	
Lot Size	2601 E Ginter Rd - 1.19 Acres (51,835 SF) 2630 E Ginter Rd - 1.81 Acres (78,793 SF)
Zoning	I-1 (Light Industrial), City of Tucson
Taxes (2020)	2601 E Ginter Rd - $11,937.74 2630 E Ginter Rd - $4,240.26
Disclosures	* Property is in the vicinity of Tucson International Airport, may be subject to restrictions

For more information, please contact:

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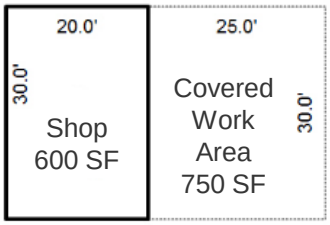
2601 E. Ginter Rd

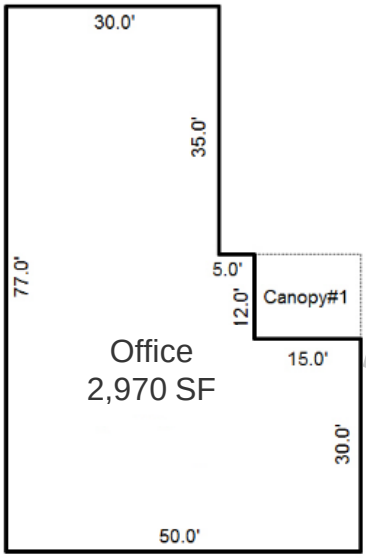
3,570 SF Available (over 2 buildings)

INDUSTRIAL BUILDING WITH YARD

Property Details

Office	2,970 SF	Sewer	Septic
Ceiling Height	10' (office) / 20' (warehouse)	Construction	Metal
Loading	1 Grade Level Door	Year Built	1990, offices remodeled 1996
Power	200 Amps, 240 Volt, 3 Phase	Parking	18 regular spaces, 9 trailer spaces
HVAC	AC (office) / EVAP (warehouse)		





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2630 E. Ginter Rd

1.81 Acres

Fenced, paved, and lit industrial lot

INDUSTRIAL YARD

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Aerial

INDUSTRIAL BUILDINGS / YARD

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Map & Zoning

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