


MU ZONED

4,508 SF Industrial

Sale Price: \$595,000.00

Lease Rate: \$3,200/Mo., NNN (Est. \$687.44/Mo.)

Property Details

Available	1,008 SF – single tenant modular office 1,200 SF – auto repair shop 300 SF – utility building 2,000 SF – canopy
Land Area	2.54 Acres or (110,656 SF)
Assessor Parcel No.	104-04-015D, 104-04-015A, 104-04-021C
Zoning	MU, Pima County
Power	400 Amps, 240V, 3 Phase
Utilities	Sewer – (2) Septic tank services Gas – SWG (Need to be reinstalled) Water – Flowing Wells Water
Clear Height	16' – canopy clear height 14' – shop clear height
Loading	(1) One grade level loading door - 16'x12'

Property Highlights

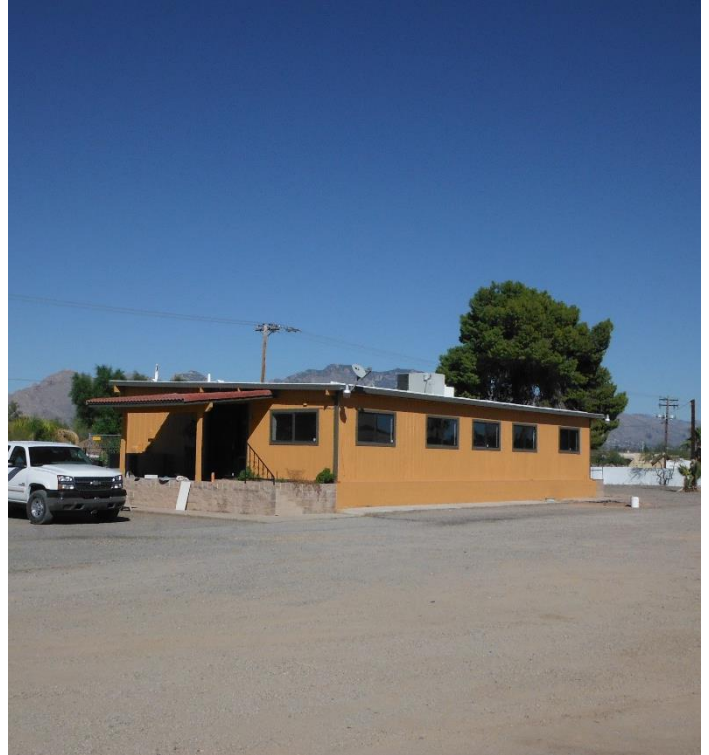
- Property is located on the desirable Northwest side of Tucson between the new Prince Road and Ruthrauff Road I-10 interchange
- Improved yards, fenced and lighted
- Property taxes \$6,249.25 (2021)
- **See page #4 for lease yard area**



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Property Photos

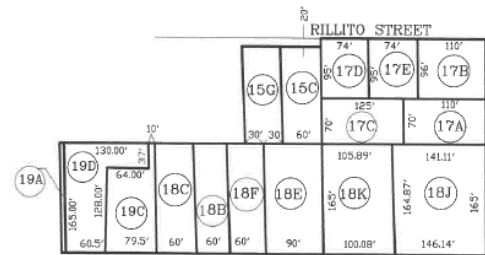
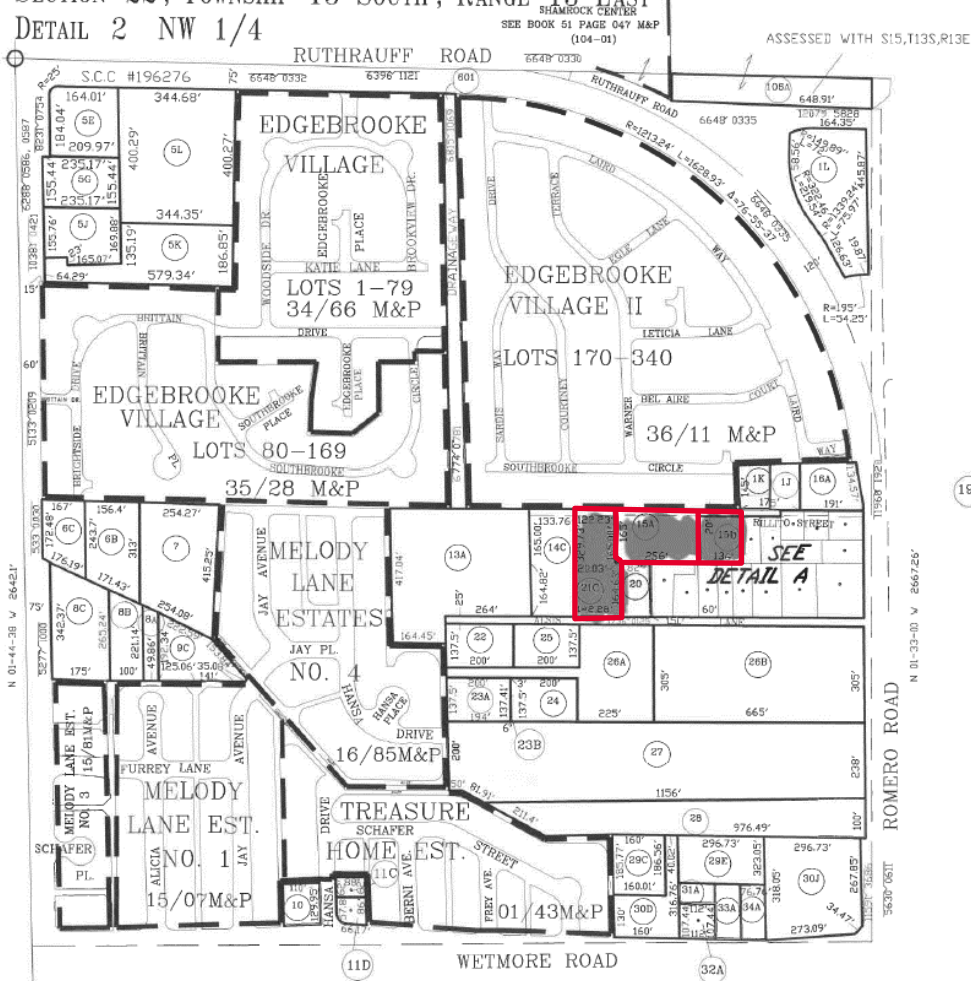


Plat Map

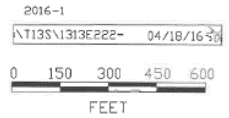
ASSESSOR'S RECORD MAP

104-04

SECTION 22, TOWNSHIP 13 SOUTH, RANGE 13 EAST
DETAIL 2 NW 1/4



DETAIL A
SCALE 1"=150'



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8/8/2022

Lease Yard Area



For Lease Approx. 2.54 Ares
\$3,200/Mo., NNN

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Aerial Map



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