



116,898 SF Manufacturing Building

Sale Price: Contact Broker

Property Highlights

- Heavy power and manufacturing infrastructure
- Located in the rapidly developing SE submarket, adjacent to the University of Arizona Science and Tech Park
- High-end construction with high-image presence
- 10 miles to Tucson International Airport
- Two elevators available, one of which is a freight elevator that has a 1,000 pound capacity

Property Details

Building Size	116,898 SF
Parcel Size	±13.83 acres
Clear Height	40 ft
Loading	3 grade-level and 5 dock-high doors
Zoning	I-2, Tucson
Power	1200 amp at 13800 volts/3 phase
Parking	196 (parking ratio: 1.94/1,000 SF)



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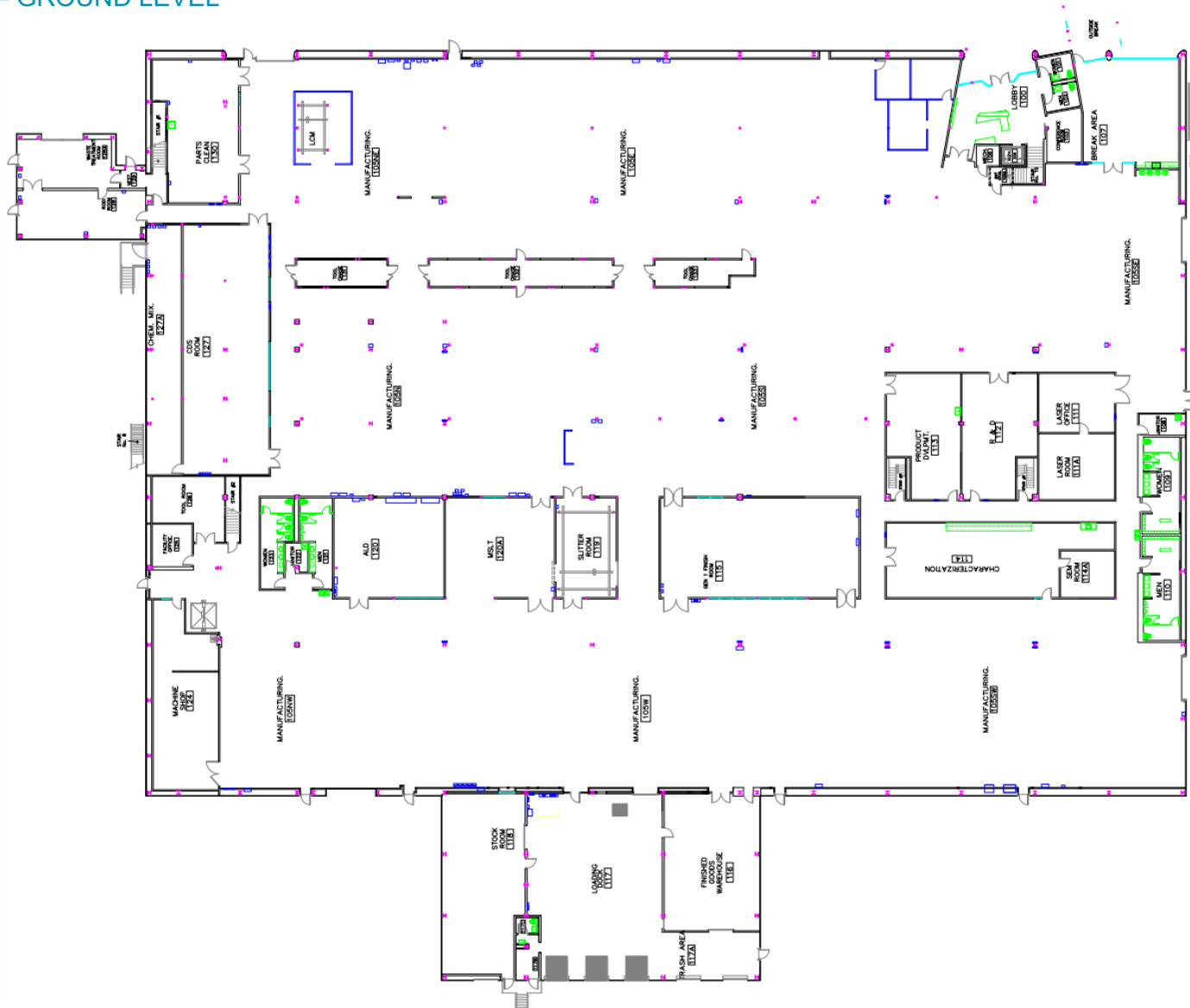
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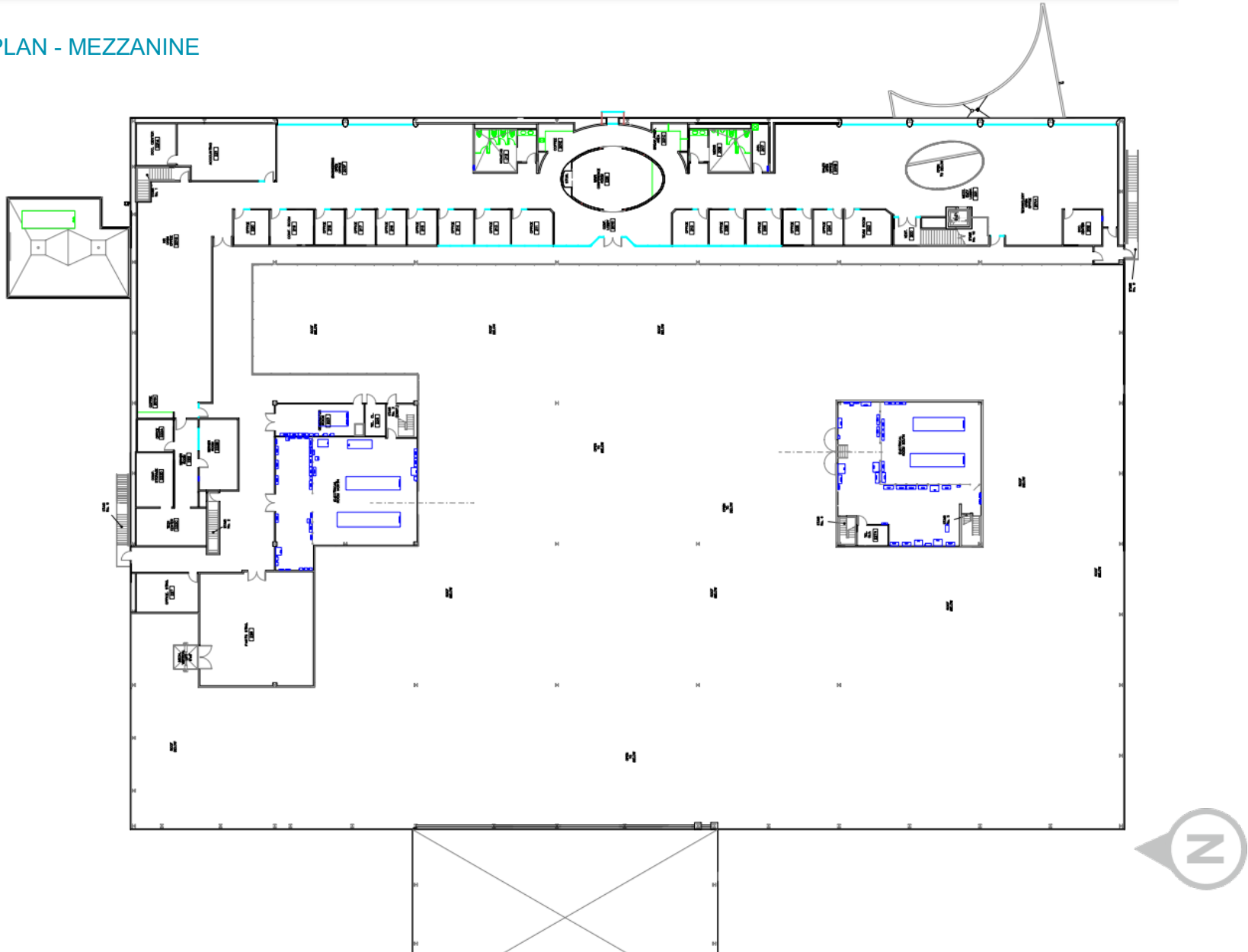
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4/12/2022

FLOOR PLAN – GROUND LEVEL



FLOOR PLAN - MEZZANINE





FOR SALE

8500 S. Rita Road

Tucson, Arizona 85747

Aerial



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Aerial

MANUFACTURING

