


INDUSTRIAL

Total 4,634 SF Shop Space and 1,360 SF Canopy
Sale Price: \$495,000

Property Highlights

- Property has securely fenced yard, paved yard
- Located within one mile of I-10
- Air compressor sold with property
- Gate access 20' wide with walk-in man door
- Disclosure: Per Pima County Assessor main building is 2,970 SF

Property Details

Available	Main Shop: 4,284 SF (Office 150 SF; Mezzanine 1,000 SF)
	2nd Shop: 350 SF
	3rd Canopy: 400 SF
	4th Canopy: 960 SF
Parcel Size	14,400 SF (0.33 acre)
Assessor Parcel No.	140-09-1450
Property Taxes	\$3,465.08 (2022)
Construction	Metal and Mixed construction constructed 1997
Clear	Shops: 18' & 10' Canopy: 8' & 10'
Loading	5 Grade level doors (10'x10') 1 sliding door 14' wide
Zoning	MU, Pima County
Power	600 Amp, 240V, 3-Phase
Utilities	Sewer: Pima County
	Water: City of Tucson



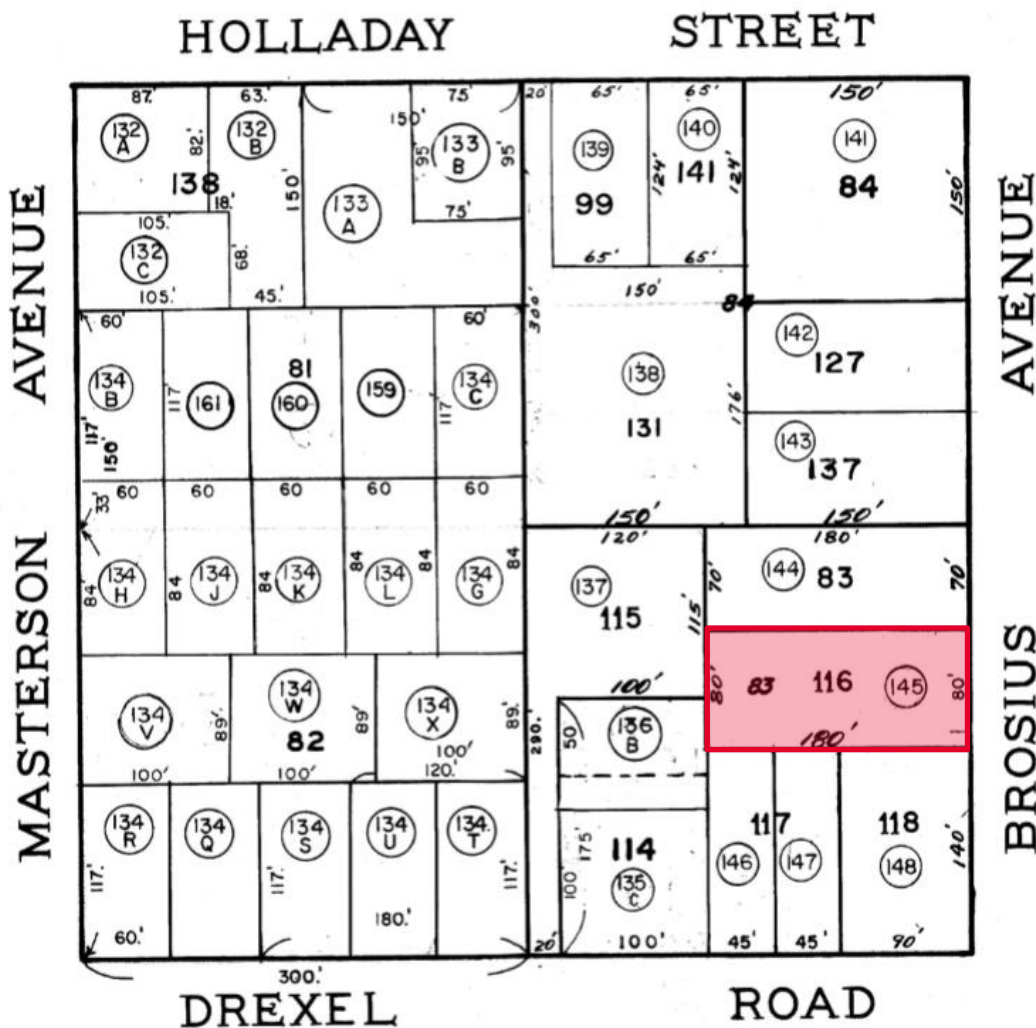
For more information, please contact:

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ASSESSOR'S PLAT MAP

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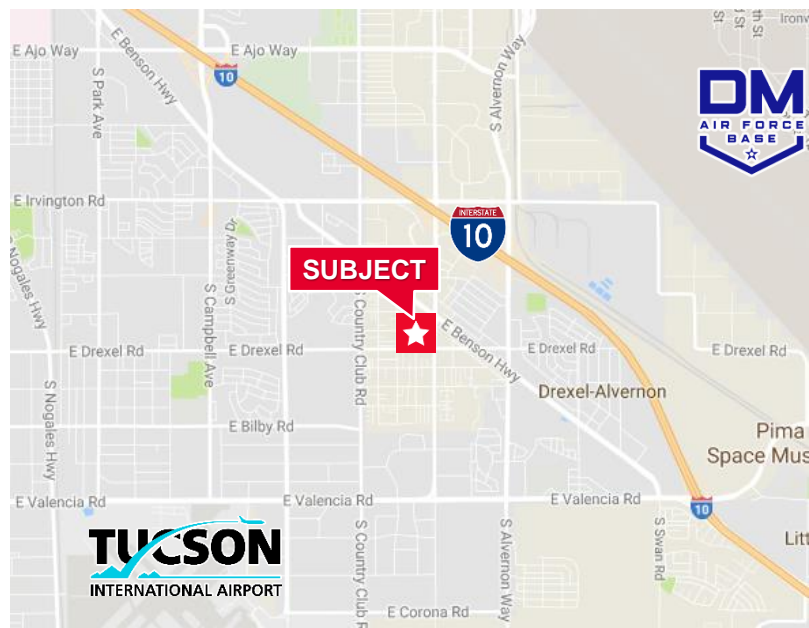


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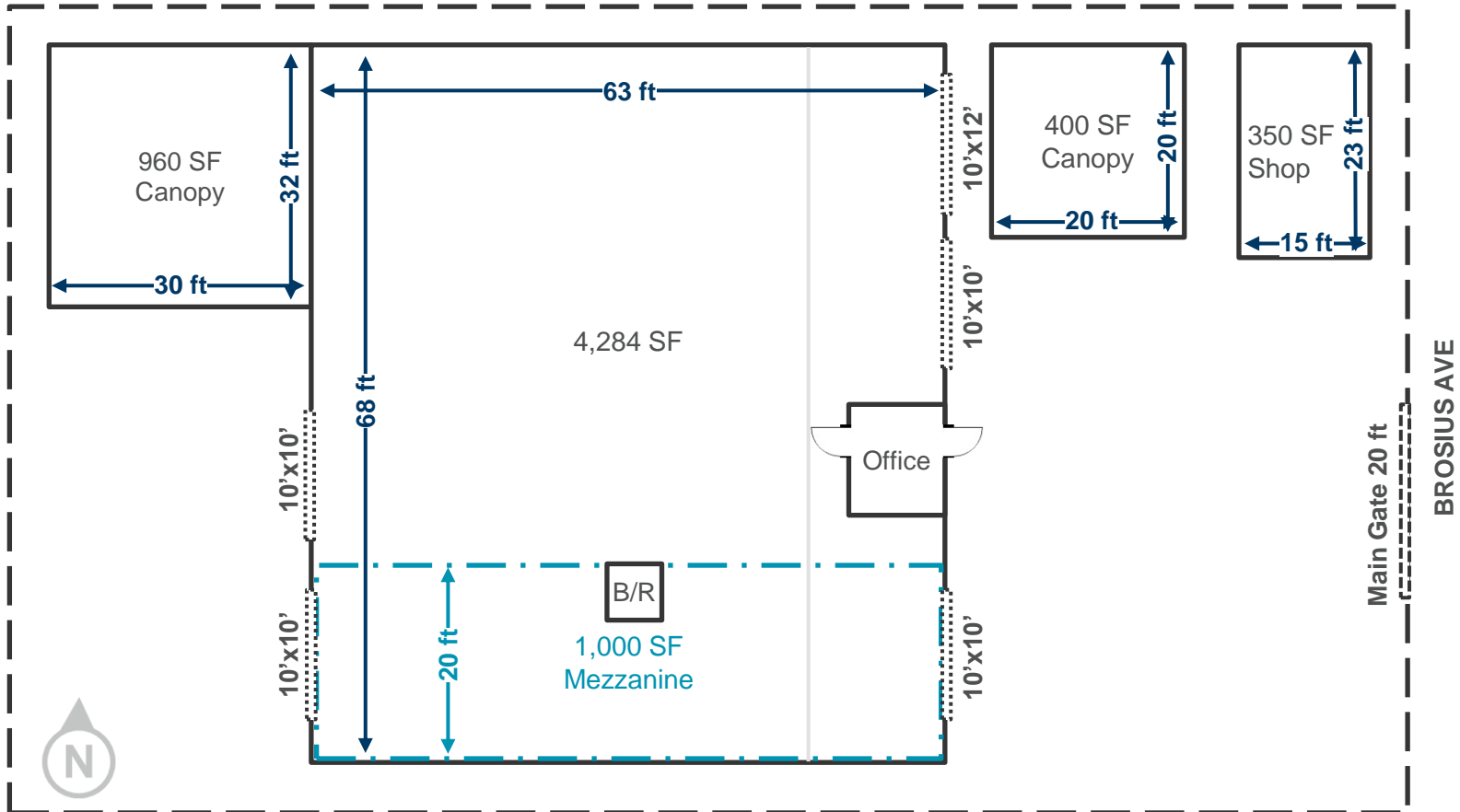
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SITE PLAN

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8/4/2022