

FOR SALE 2880 & 2902 N El Burrito Avenue

Tucson, Arizona 85705



Two (2) Buildings with Yard Areas 8,278 SF Total Sale Price: \$775,000

Property Highlights

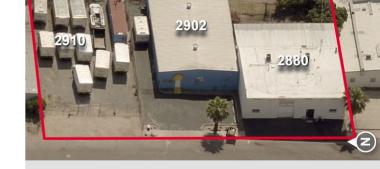
- Site Area: 21,048 SF (0.48 acres) combined total (three tax parcels)
- · Very well-maintained buildings
- Located within ½ mile of Interstate 10
- · Separate fenced yard areas for each building
- "Zero lot line" between the two buildings—can potentially be connected
- Great owner/user investment opportunity occupy one building and lease out the other
- · Natural Gas available
- I-1 (Light Industrial) Zoning

2000 N Li Buillio - Property Details	
Building	4,800 SF two-story office/warehouse building
	50% office buildout Four (4) restrooms (including one with shower)
Clear Height	10' peak clear height Two (2) 10'x10' grade doors
Power	400A Power Service
Vard	Additional 1,300 SF work/shade canopy in rear yard

area

2880 N FI Burrito - Property Details

2902 N El Burrito - Property Details	
Building	3,478 SF office/warehouse building
	30% office buildout (recently remodeled) Clear span warehouse/shop interior
Clear Height	12' peak clear height One (1) 10'x10' grade door
Power	200A Power Service
Yard	Direct accessibility to the larger fenced yard area (2910 N El Burrito)



For more information, please contact:

Paul Hooker, SIOR Principal, Industrial Properties +1 520 546 2704 phooker@picor.com

PICOR Commercial Real Estate Services

5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com



FOR SALE 2880 & 2902 N El Burrito Avenue

Tucson, Arizona 85705



2910

7,016 SF Land Parcel (Presently fenced as 6,300± SF yard area)

2902

3,478 SF Building 6,994 SF Land Parcel (Fully Paved)

2880

4,800 SF Two-Story Building with Yard Area (Plus bonus ±1,300 SF work/shade canopy)
7,038 SF Land Parcel
4,000± SF Rear Yard Area (Presently fenced as 3,300± SF)



FOR SALE 2880 & 2902 N El Burrito Avenue

Tucson, Arizona 85705







