



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

2880 N El Burrito - 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
Yard	Additional 1,300 SF work/shade canopy in rear yard area

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:

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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



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