

INDUSTRIAL

**CLICK TO VIEW
AERIAL TOUR**

32,364± SF
Sale Price: \$4,150,000.00

Property Highlights

- Turnkey refrigerated facility
- In the heart of Rio Rico Industrial Park
- Ample parking lot
- Easy access from Ruby Road
- Flexible spaces accommodate variety of uses

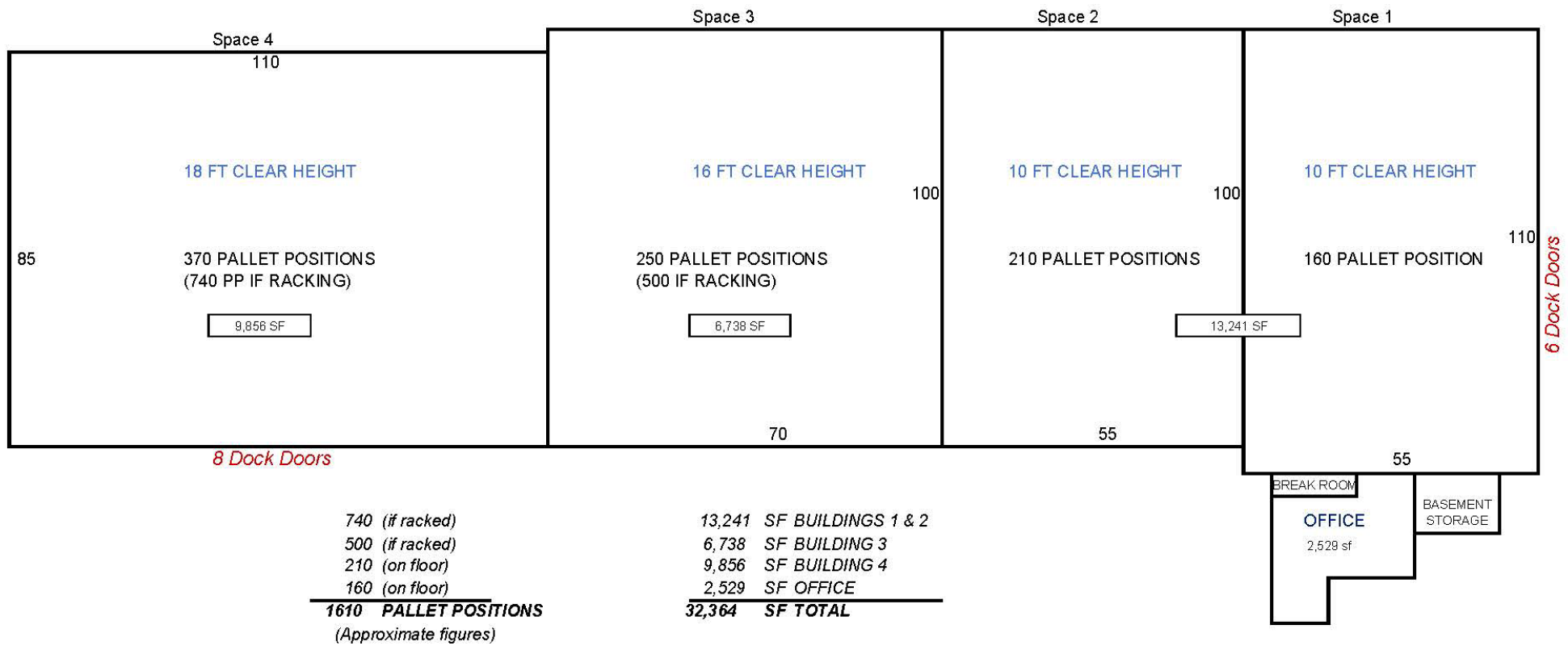
| Property Details | |
|----------------------|---|
| Pallet Positions | Approx. 1,610 |
| Office SF | 2,529± SF |
| Parcel / Lot Size | 2.86 AC (124,582) |
| Possession Date | Immediately |
| Assessor Parcel No. | 14001017A |
| Clear Height | 10', 16', & 18' |
| Loading | 14 Docks Total (8 North Side, 6 South side) |
| Utilities | Water, Sewer, Electric, & Propane |
| HVAC | Full |
| Sprinkler | None |
| Construction | Masonry |
| Year Built | 1971, 1996, & 1998 |
| Zoning | M1(Light Manufacturing, Santa Cruz County) |
| Property Taxes | \$43,198 (2022) |
| Property Disclosures | Available |



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Floor Plan

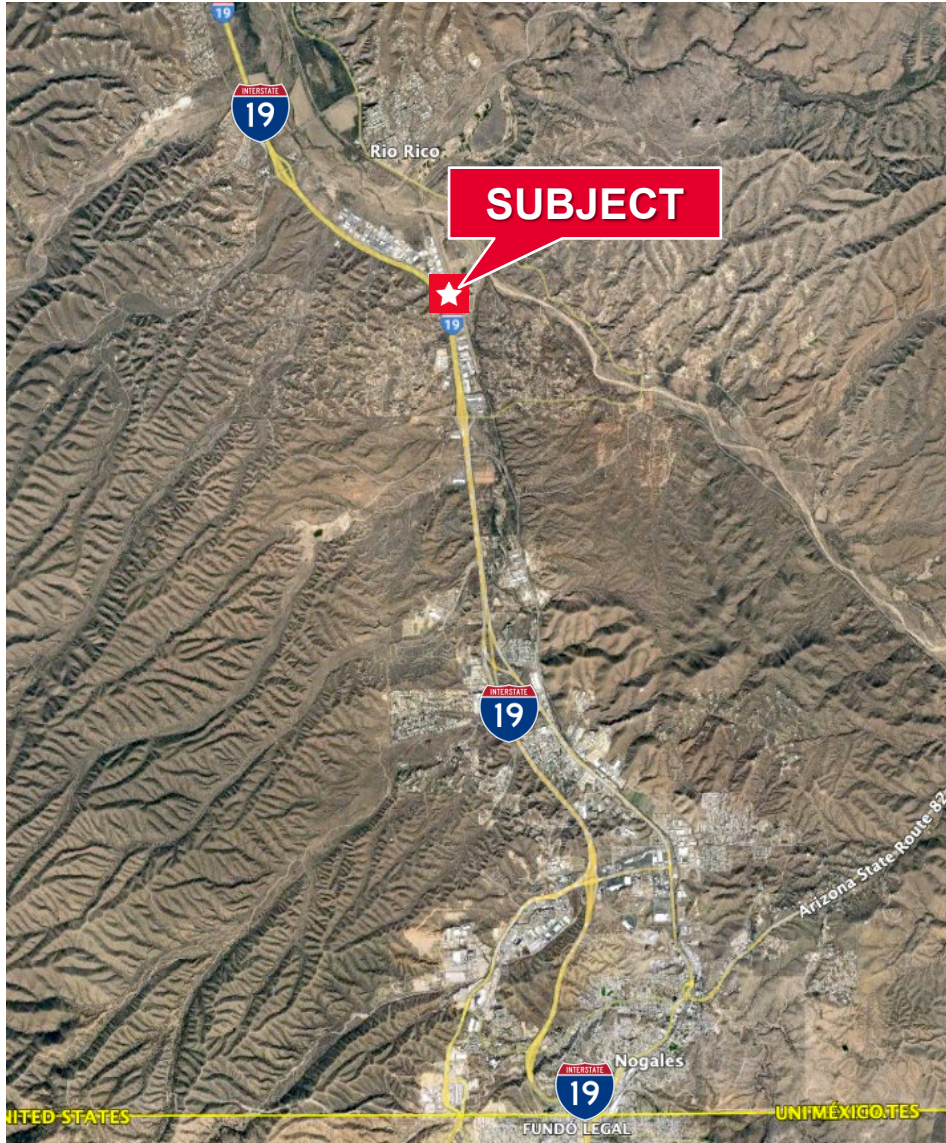


FOR SALE

891 E Frontage Road

Rio Rico, Arizona 85648

Maps



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Sales Office



Admin Office



Dispatch



Executive Office



Conference Room

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Room 1



Room 2



Room 3



Room 4



Lot



File Storage