



FOR SALE INDUSTRIAL/RETAIL/OFFICE
2222-2224 S. Craycroft Road
Tucson, Arizona 85711

13,800 SF INDUSTRIAL/RETAIL/OFFICE



Sale Price: \$2,320,000 (\$170 SF)

13,800 SF Industrial/Retail/Office on 66,040 SF Parcel

- Class "A" Design - Significant Signage & Outstanding Visibility
- 19'2" Deck Height in Warehouse wing – At Grade Loading Door
- ± 23,000 Vehicle Count Per Day on S. Craycroft
- C-2 City of Tucson Zoning
- Tax Parcel split pending
- Deed restriction will disallow financial services use
- Available Immediately
- Adjacent 5,020 SF Retail/Office building for sale by Owner – information available upon request



Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 546 2745
rkleiner@picor.com

Alexis Corona
Associate, Office Properties
+1 520 546 2729
acorona@picor.com

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

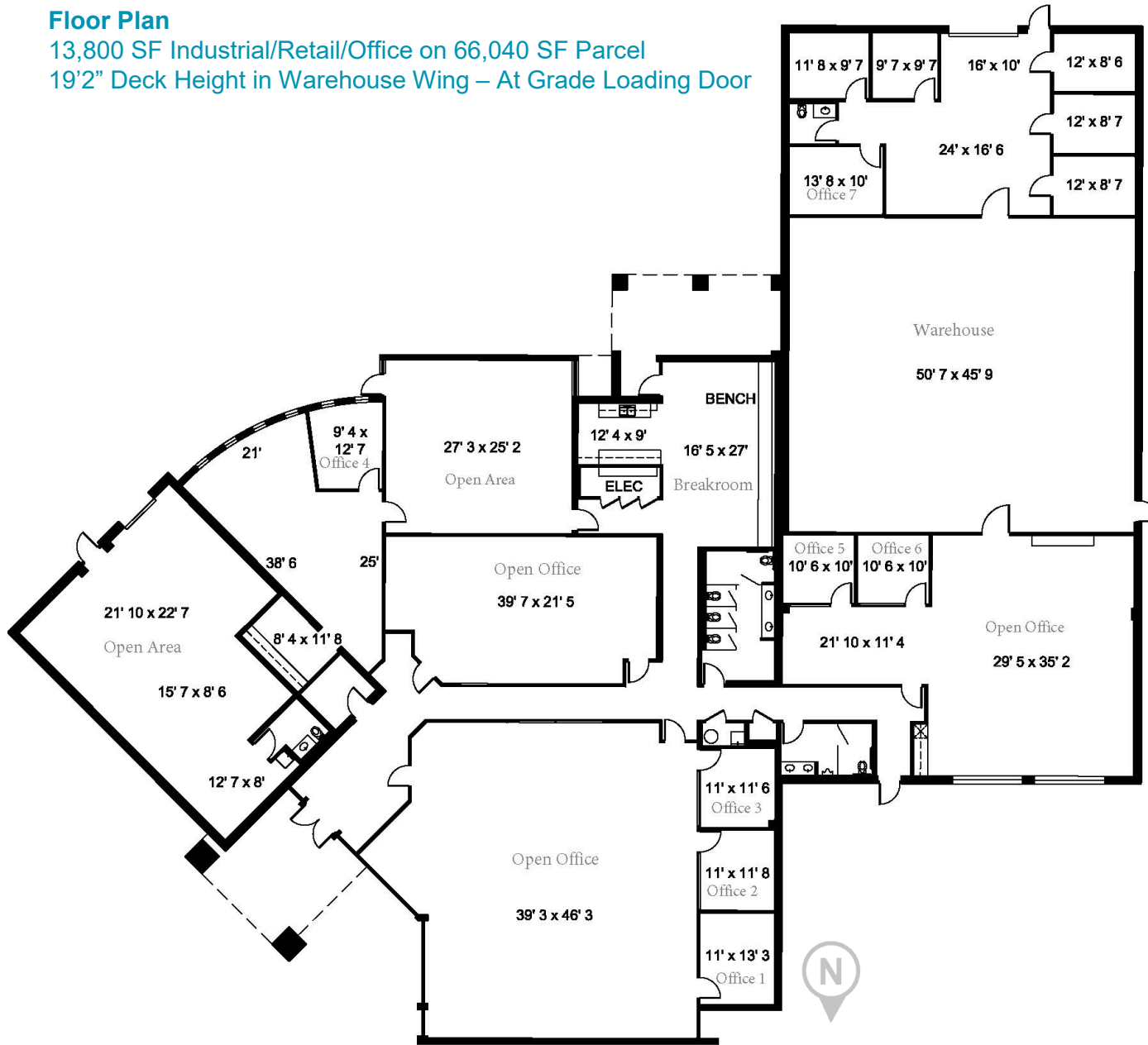
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9/8/2023

Floor Plan

13,800 SF Industrial/Retail/Office on 66,040 SF Parcel
19'2" Deck Height in Warehouse Wing – At Grade Loading Door



NEIGHBORHOOD DEMOGRAPHICS

				
	POPULATION	AVERAGE INCOME	DAYTIME POPULATION	RETAIL EXPENDITURE
1 Mile	14,017	\$50,247	2,236	\$112.29 Mil
3 Miles	89,394	\$56,936	48,572	\$112.29 Mil
5 Miles	253,996	\$60,523	130,257	\$2.58 B



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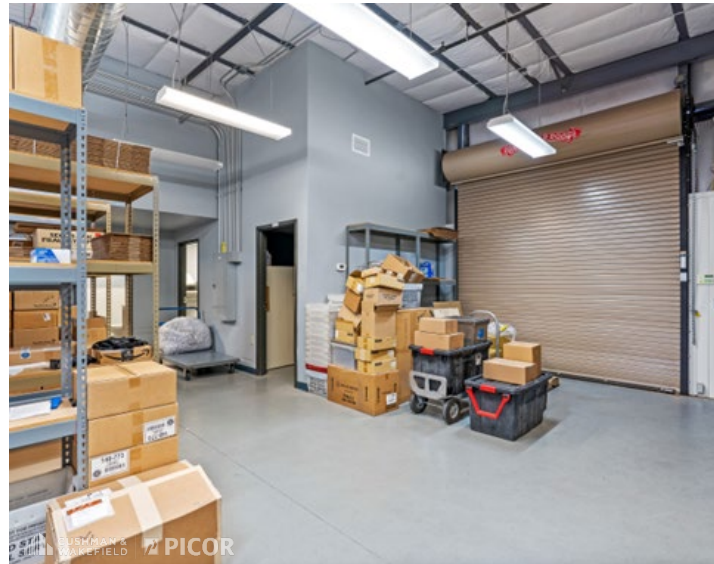
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Offices and Warehouse



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PICOR

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