



10,173 SF
Sale Price: \$1,050,000
Lease Rate: \$.50/SF/Mo NNN

Property Highlights

- Rail-capable property (existing rail spur)*
- Clear span interior sections
- Dock loading (with ramp to grade)
- Located within 1.5 miles of Interstate 10, Downtown Tucson, and the University of Arizona

Property Details

Available	1057 Bldg. — 8,925 SF 1053 Bldg. — 1,248 SF Total: 10,173 SF
Site Area	21,375 SF
Loading	Two (2) 12'H x 12'H dock doors (one ramped to grade) One (1) 12'H x 14'W dock door with loading platform Two (2) 12'H x 10'W rail-access doors with loading platform* One (1) 14'H x 12'W grade door (1053 Bldg.)
Clear Height	12' - 16'
Office Area	1057 Bldg. — 700± SF (2 restrooms) 1053 Bldg. — 700± SF (2 restrooms)
Zoning	I-1, Light Industrial

*Potential users to determine ability to re-establish rail service directly with Union Pacific



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3/11/2024



FOR SALE OR LEASE

1053 & 1057 E Mill St

Tucson, Arizona 85719



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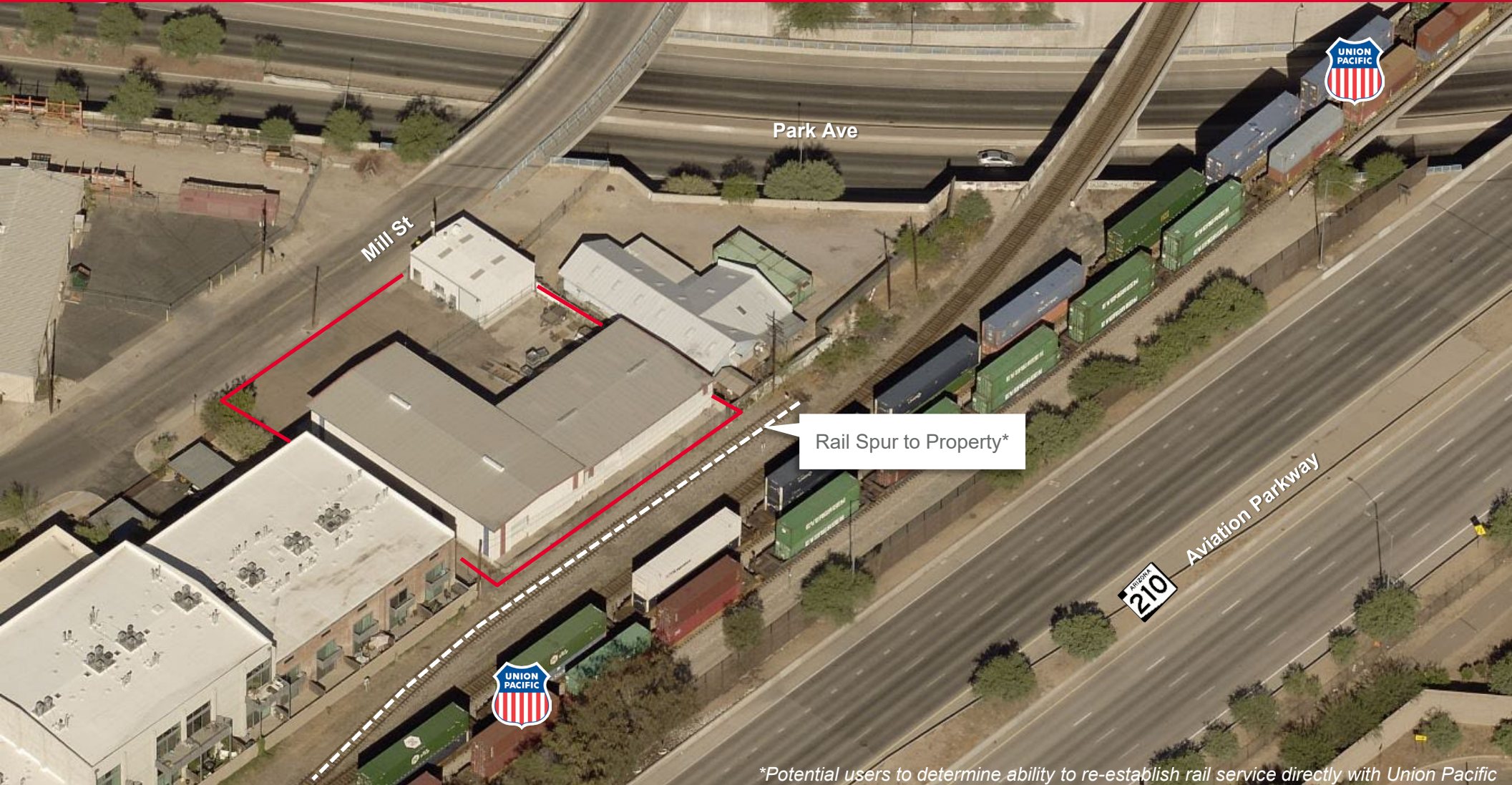
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Trade Map

