



SUBJECT

21,518 SF Manufacturing/Warehouse Building
Sale Price: \$2,150,000

Property Highlights

- Landmark Central Tucson industrial building (**NOTE: Tucson Auto Museum is relocating/expanding to 4825 N Sabino Canyon Rd**)
- Directly adjacent to Downtown Tucson, and in close-proximity to the University of Arizona, Interstate 10, and the Aviation Corridor
- 1200A 3-Phase Power
- Dock and Grade Loading
- Secured Yard / Parking Area with motorized entrance gate
- Two (2) new 25-ton high-efficiency HVAC units installed in 2023 (\$200,000+ cost)
- Phase I (including asbestos and lead-based paint testing) and ALTA Surveys completed December 2023
- Located in a Federal Opportunity Zone

Property Details

Building Size	21,518 SF (Per C Of O)
Site Area	43,700 SF (Per ALTA Survey)
Office Area	7% (3 Restrooms)
Zoning	I-1, Light Industrial, City Of Tucson
Fire Sprinklers	Yes
Natural Gas	Available (Not Presently Used)
HVAC	100% Air Conditioned (53.5 Tons)
Power	1200A 277/480V 3-phase
Clear Height	16'-18' (18.5'-21' In Dock Loading Area)
Loading	Two (2) 14'H X 20'W Roll-up Doors (At Grade To Access Interior Dock Loading--50'± Interior Depth To Platform) One (1) 12'H X 14'W Grade Level Roll-up Door (Direct Vehicle Drive-in Access From Yard/Parking Area) One (1) 10'H X 10'H Roll-up Door (Ramped To Street Level)

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MANUFACTURING / WAREHOUSE

Interior

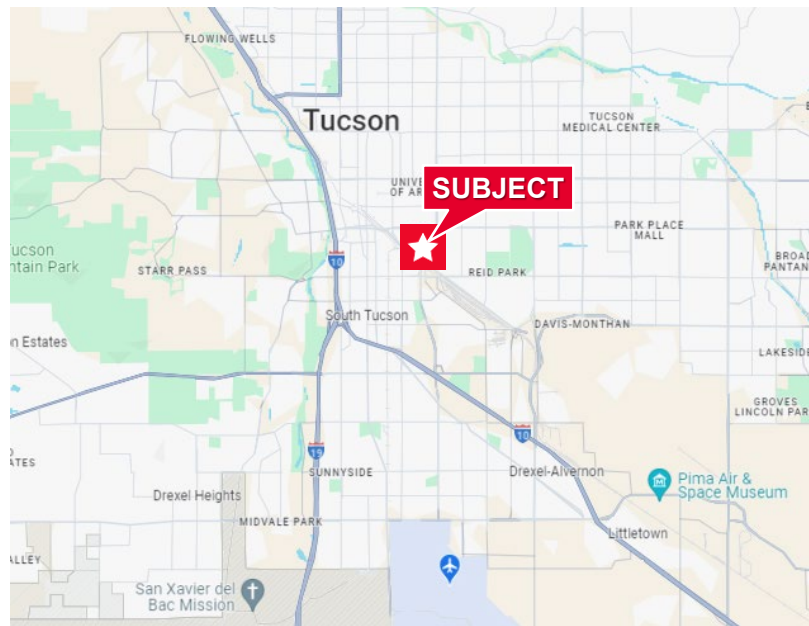


For more information, please contact:

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MANUFACTURING / WAREHOUSE

Floor Plan



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Access from Downtown



Access from Eastbound 22nd St

