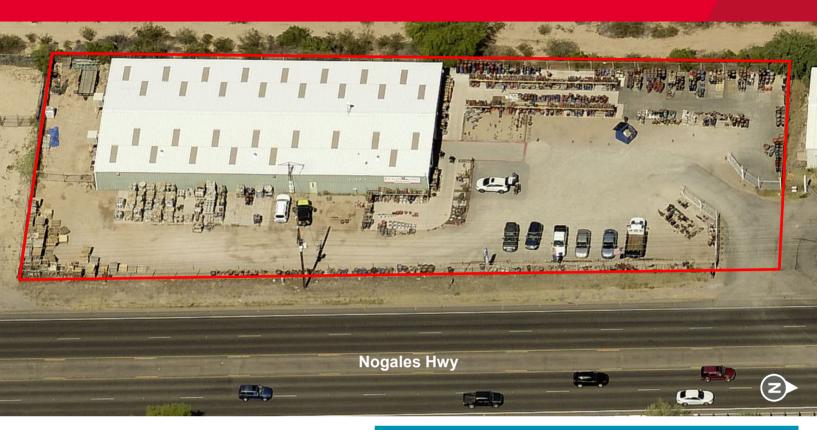
## CUSHMAN & PICOR

## FOR SALE 8210 S Nogales Highway Tucson, AZ 85706



### 10,500 SF Building with Yard Area Sale Price: \$840,000

#### **Property Highlights**

- · Freestanding building with clear span interior
- · Fully fenced and gated yard area
- Three phase power and natural gas available
- Emerging Technology Corridor location located adjacent to Raytheon, Bombardier, American Battery Factory, World View, Empire Machinery, and the Pima College Aviation Technology Campus

Property Details	
Building Size	10,500 SF
Site Area	43,560 SF
Loading	One (1) 12' x 12' grade door with concrete loading apron
Clear Height	Max 12'9" (brief drop to 9' at rafter ends)
Zoning	CI-1, Light Industrial, Pima County
Power	Est 400A 120/240V 3-Phase
Natural Gas	Available
Office Area	Est 7% (including three restrooms, breakroom, and laundry area)
Property Taxes	\$9,434.74 (2023)

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

**Paul Hooker, SIOR Principal, Industrial Properties** +1 520 546 2704 phooker@picor.com

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4/16/2024

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### **Property Photos**









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#### Aerial



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