



**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)

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Property Photos



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4/16/2024

Aerial



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