



12,253 SF Building
Sale Price: \$1,500,000
Lease Rate: \$0.70/SF/Month NNN

Property Highlights

- Excellent visibility at busy Grant and Stone intersection
- Rare industrial zoning in a prime "retail" location
- Suitable for a wide variety of uses
- Fully fenced property
- Fiber optic service to building
- Traffic Counts (PAG 2023): Grant Rd: 43,551 VPD
 Stone Ave: 15,181 VPD

Property Details	
Parcel / Lot Size	34,513 SF
Clear Height	17.5' - 20'
Loading	Two (2) 10' x 10' grade doors
Power	Est. 1000 amp, 3-phase power
Utilities	Natural gas available
HVAC	100% air conditioned
Fire Sprinklers	Yes
Zoning	I-1 Zoning (Light Industrial - City of Tucson)
Property Taxes (2023)	\$10,988.40



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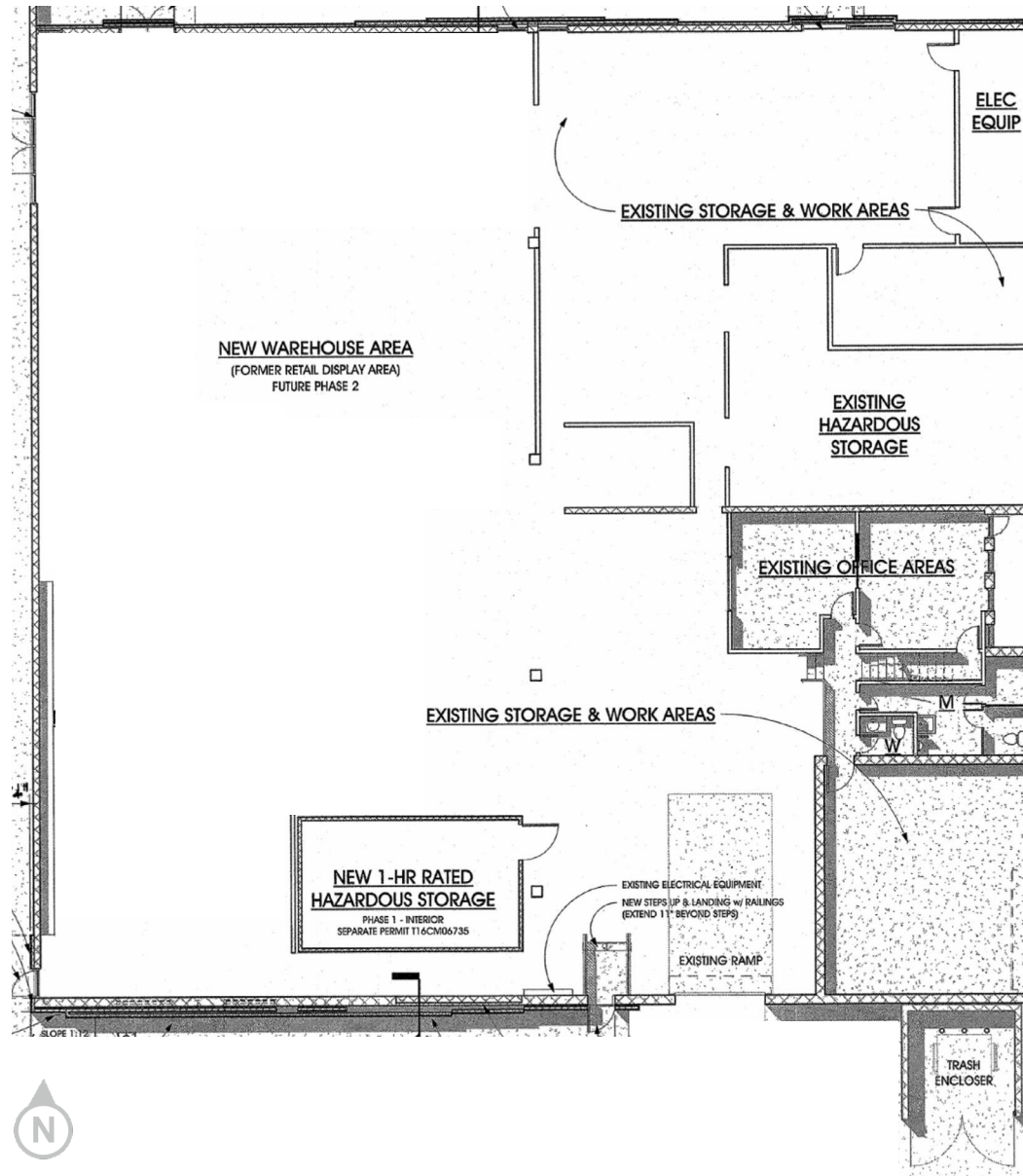
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5/20/2024

Floor Plan



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FOR SALE OR LEASE
2332 N Stone Ave
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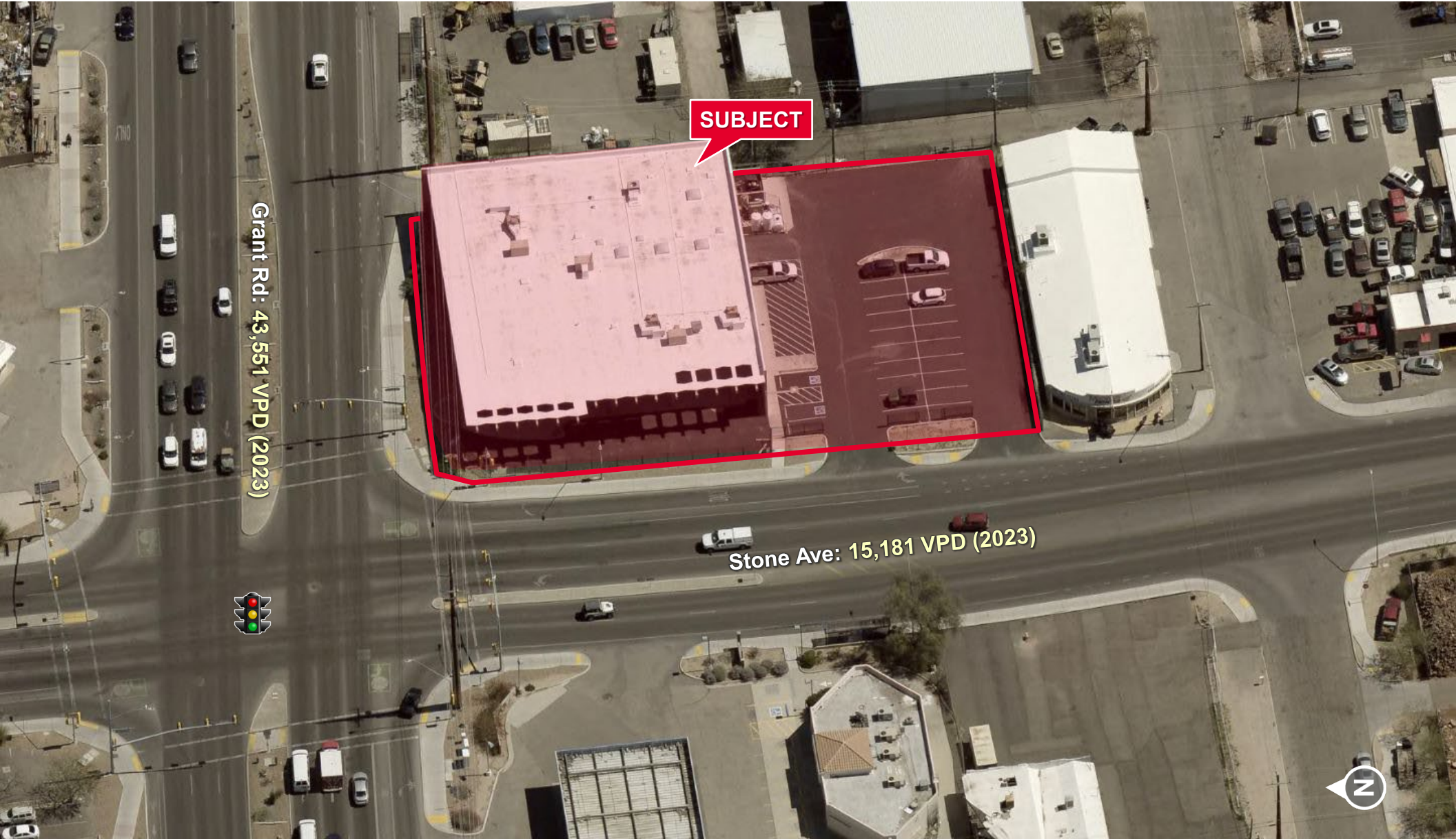
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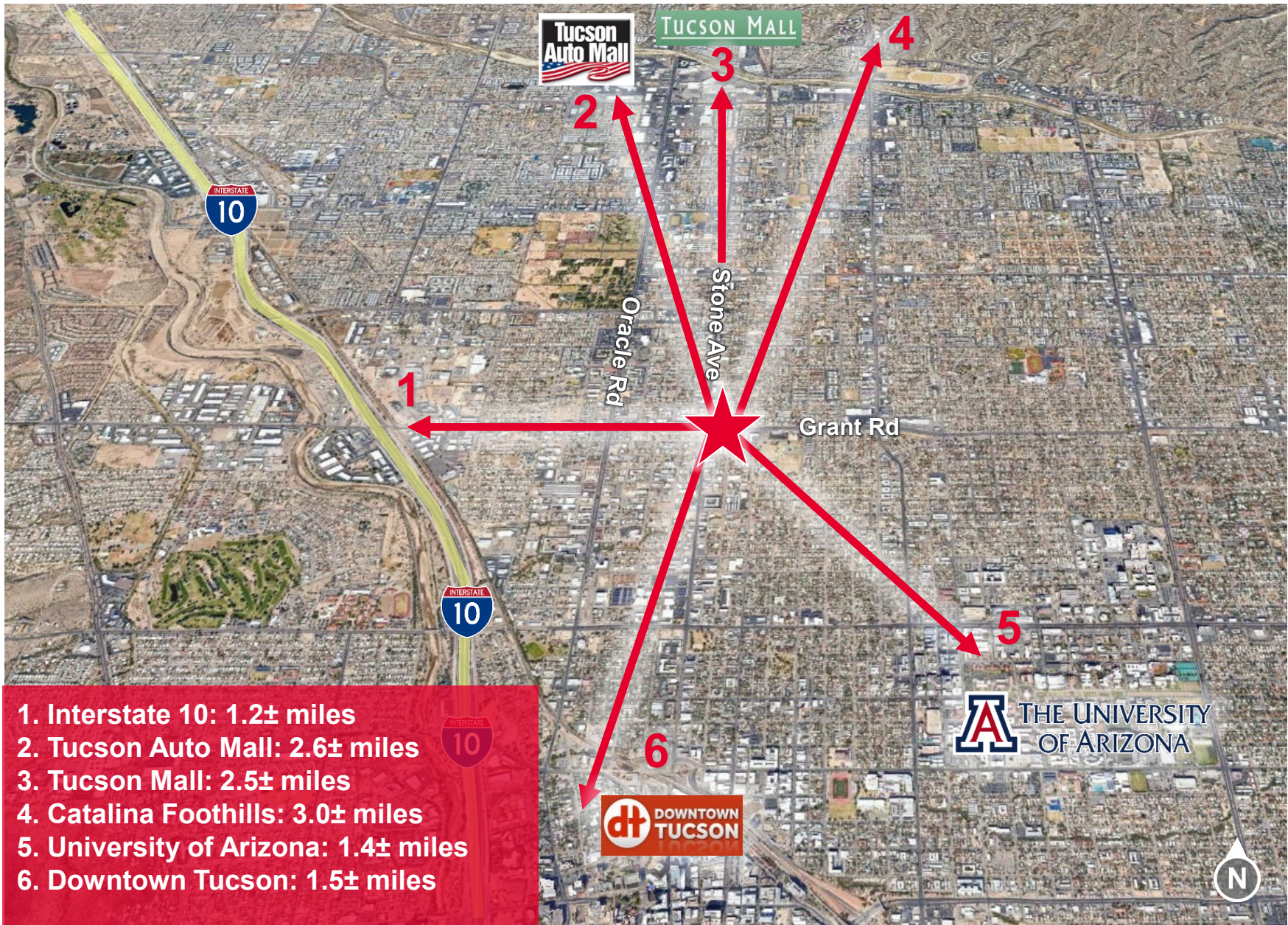
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FOR SALE OR LEASE
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Tucson, AZ 85705





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EL RIO COMMUNITY HEALTH CENTER
CARONDELET ST. MARY'S HOSPITAL

SAFeway
DOLLAR TREE
FOOD CITY
FAMILY DOLLAR

EL RIO GOLF COURSE
AZ SCHOOL FOR DEAF & BLIND

TRANE

DEL BAC

MIRACLE MILE

Holy Hope Cemetery
Evergreen Mortuary & Cemetery

PEPBOYS AUTO
BOOT BARN

LOWE'S

Downtown Tucson

SUBJECT

FRY'S
FIVE BEL'W
Advance Auto Parts

FORT LOWELL RD

SAFeway
DOLLAR TREE
Banner Urgent Care
Wendy's

FOREVER 21
macy's

TUCSON MALL

Banner University Medical Center

SPARKLE CLEANERS

CHIPOTLE

GOODYEAR
jiffylube

Shell
Wendy's

TRADER JOE'S
COSTA VIDA

AGRICULTURAL CENTER

Walmart
Target

CHASE

DUNKIN' DONUTS

STARBUCKS

WELLS FARGO

Shell

Shell

Shell

WHOLE FOODS MARKET

ALoft

CHIPOTLE
COLDSTONE
Buffalo Wild Wings

CHASE

Blue Willow

Wendy's

Shell

Shell

Shell

Shell

EL CON CENTER

Office DEPOT
ROSS
Cheddar's

Walmart
Target
Burlington

Walmart
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Burlington

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