



**3,101 SF Building (Plus Attached 2,000± SF Work Canopy Area)**  
**Large Fenced/Gated Yard Area**  
**Sale Price: \$525,000**

**Property Highlights**

- Large fenced/gated yard area (with access from two streets)
- Advantageous CI-2 zoning
- Clear span building interior
- Located within one mile of Interstate 10 and 1.5 miles from Aviation Parkway
- Country Club Road frontage/identity (9,940 vehicles/day)

Property Details	
Building Size	3,101 SF (per Assessor)
Additional Work Canopy Area:	Est. 2,000 SF
Site Area	42,926 SF (0.99 Acres)
Current Office Buildout:	Est. 30% (can be readily reduced)
Clear Height	Building—12'-15' Canopy—16'
Loading	One (1) 12' x 12' grade door
Power	200A single phase
Natural Gas	Available
Zoning	CI-2, General Industrial, Pima County

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Property Photos



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8/12/2024

Aerial



Ajo Way 33,292 VPD (2024)

Country Club Rd 9,940 VPD (2024)



President St

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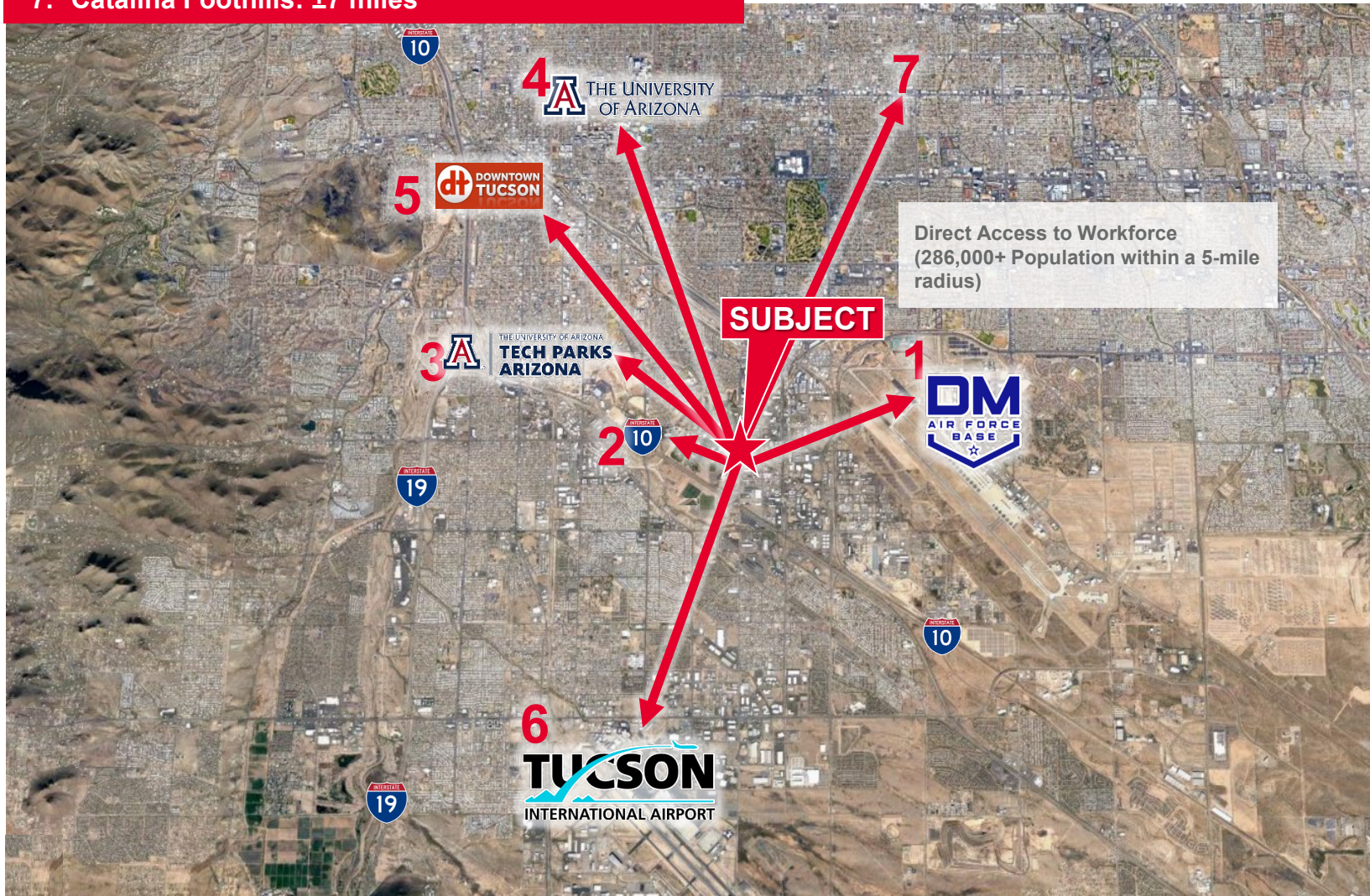
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- 1. Davis-Monthan Air Force Base: ±1.5 miles
- 2. Interstate 10: ±1 mile
- 3. University of Arizona Tech Parks: ±1.5 miles
- 4. The University of Arizona: ±3.5 miles
- 5. Downtown Tucson: ±4 miles
- 6. Tucson International Airport: ±4 miles
- 7. Catalina Foothills: ±7 miles



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Employment Map



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