

INDUSTRIAL OFFICE INVESTMENT



4,393 SF 3 Star Industrial/Office Space
Sale Price: \$1,299,000 (\$295.69/SF)

Property Highlights

- 100% tenant occupancy
- Two (2) 5-year leases
- Annual rent escalation of 3%
- Comprehensive renovation completed in 2023
- Distinctive, award-winning contemporary design
- Solar-powered and climate-adaptive building systems
- Electric vehicle charging facilities available on premises
- Located in an opportunity zone
- Conveniently situated near the University of Arizona, Downtown Tucson, and the Tucson International Airport

Property Features

- 24 Hour Access
- Private Courtyard
- Secure Fenced Lot
- Bright Skylights
- Organic Garden
- Central Heating
- EV Charging Station
- High Ceilings
- Natural Light

Property Details

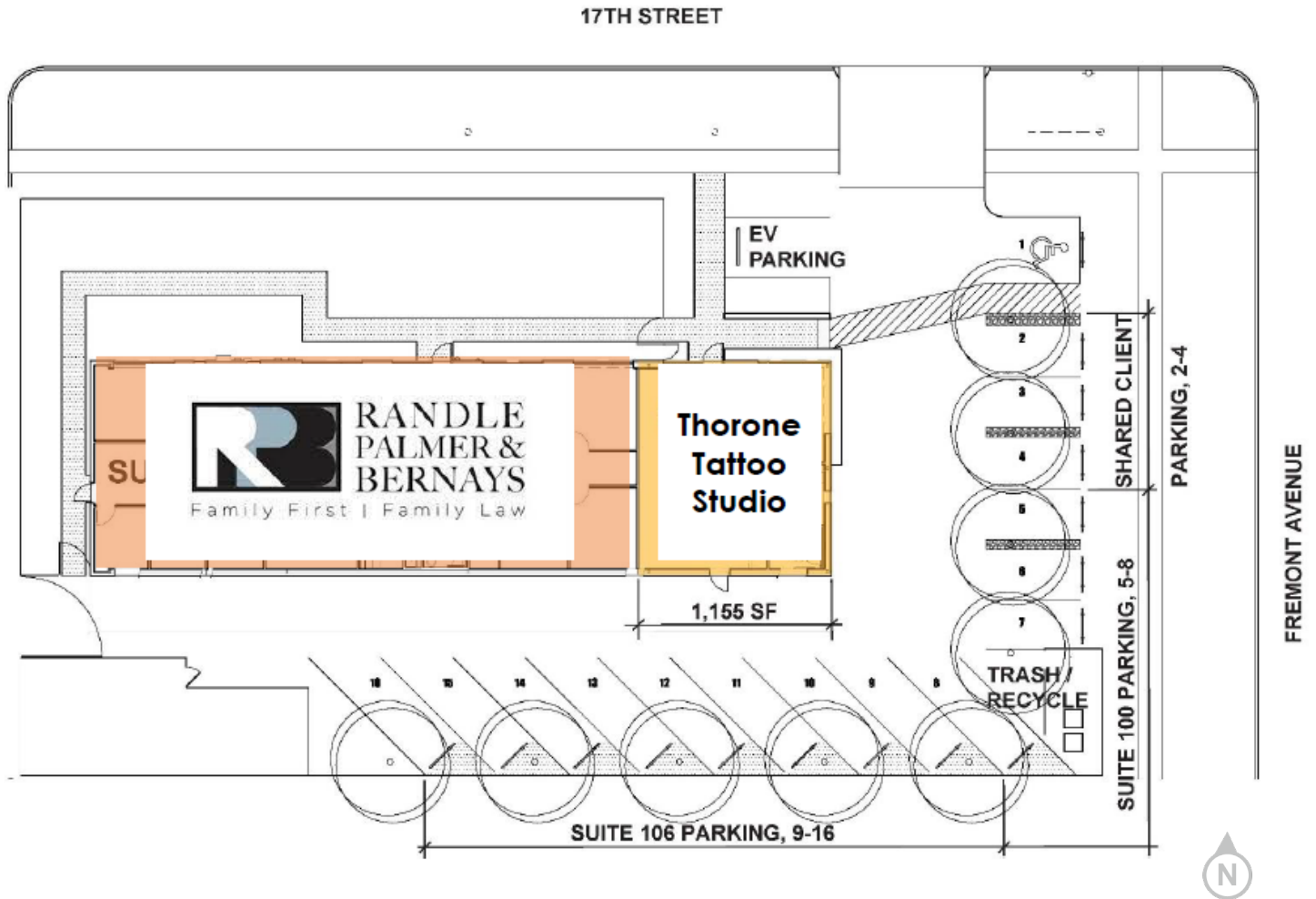
Available	18,295 SF (Building: 4,393 SF)
NOI	\$108,684
Cap Rate	8.36%
Parcel No.	124-17-0390 & 124-17-0400
Zoning	C-3 (City of Tucson)



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Site Plan



For more information, please contact:

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Aerial



For more information, please contact:

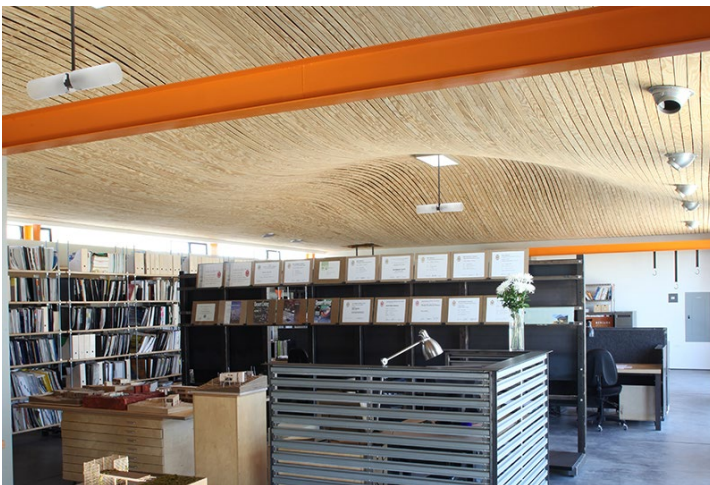
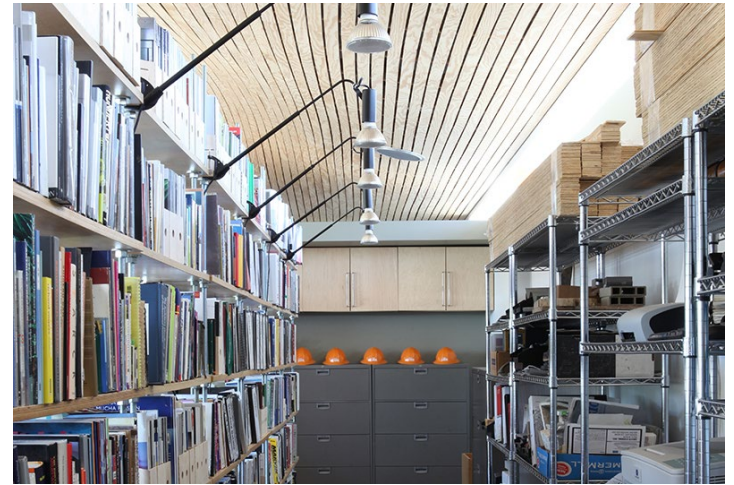
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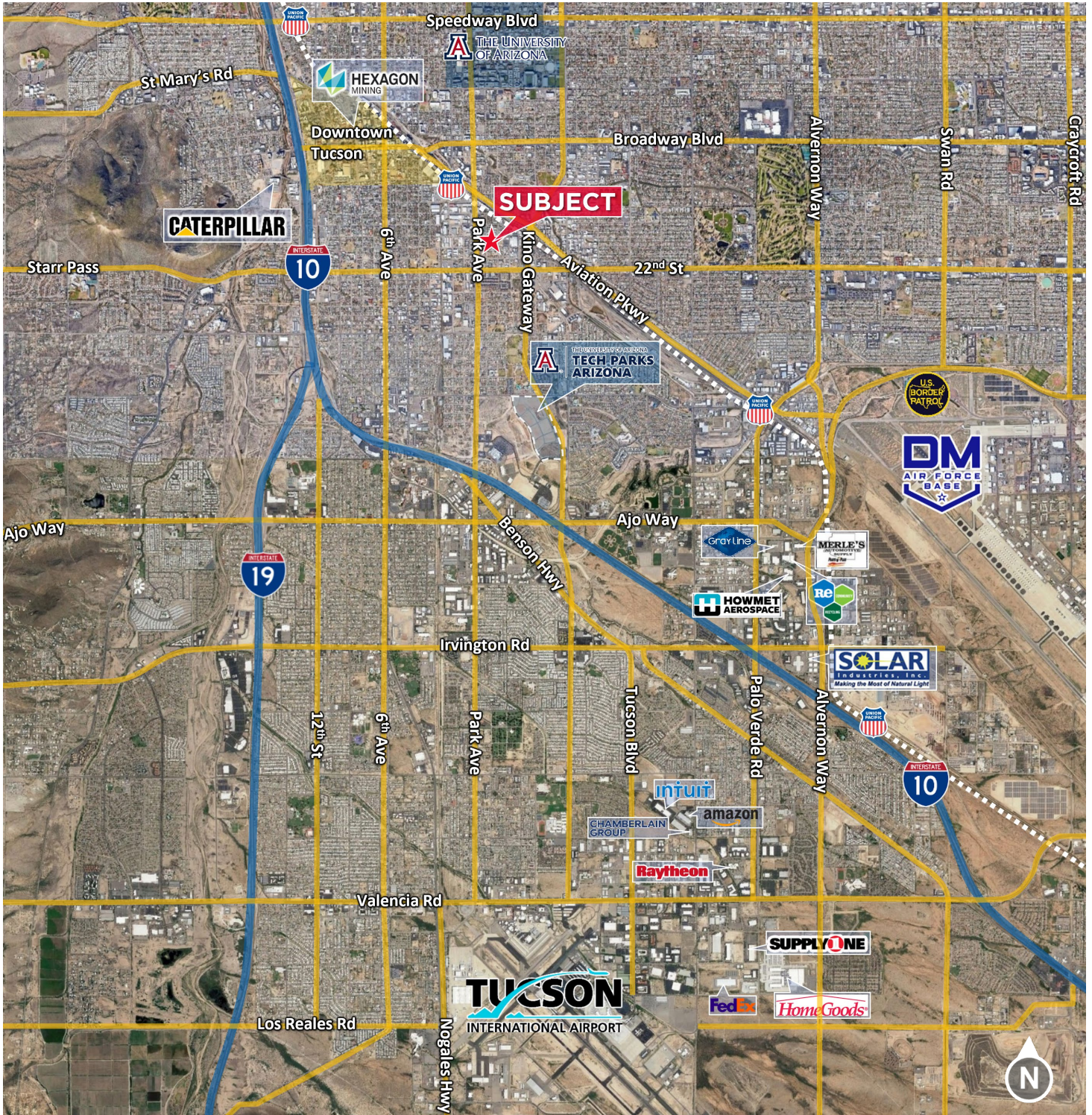
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