

**FOR SALE**

# 5,867 SF INDUSTRIAL BUILDING WITH YARD AREA

## SALE PRICE: \$650,000

### Key Features

- Fully fenced yard with front and rear access gates
- Heavy power
- Located one mile from the planned new I-10 / Country Club Road interchange (construction slated to begin 2025)
- Close proximity to Aviation Parkway/ SR210 (Tucson's only crosstown expressway).

### Property Details

Building Size	5,867 SF
Site Area	0.33 Acres
Office Buildout	Est 10%
Zoning	CI-1, Light Industrial, Pima County
Clear Height	12± feet
Power	Est 600A 240V 3-Phase
Loading	Three (3) grade doors
Tax Parcels	132-06-0470 and -0480
Property Taxes	\$5,171.15 (2024)



**Paul Hooker, SIOR**  
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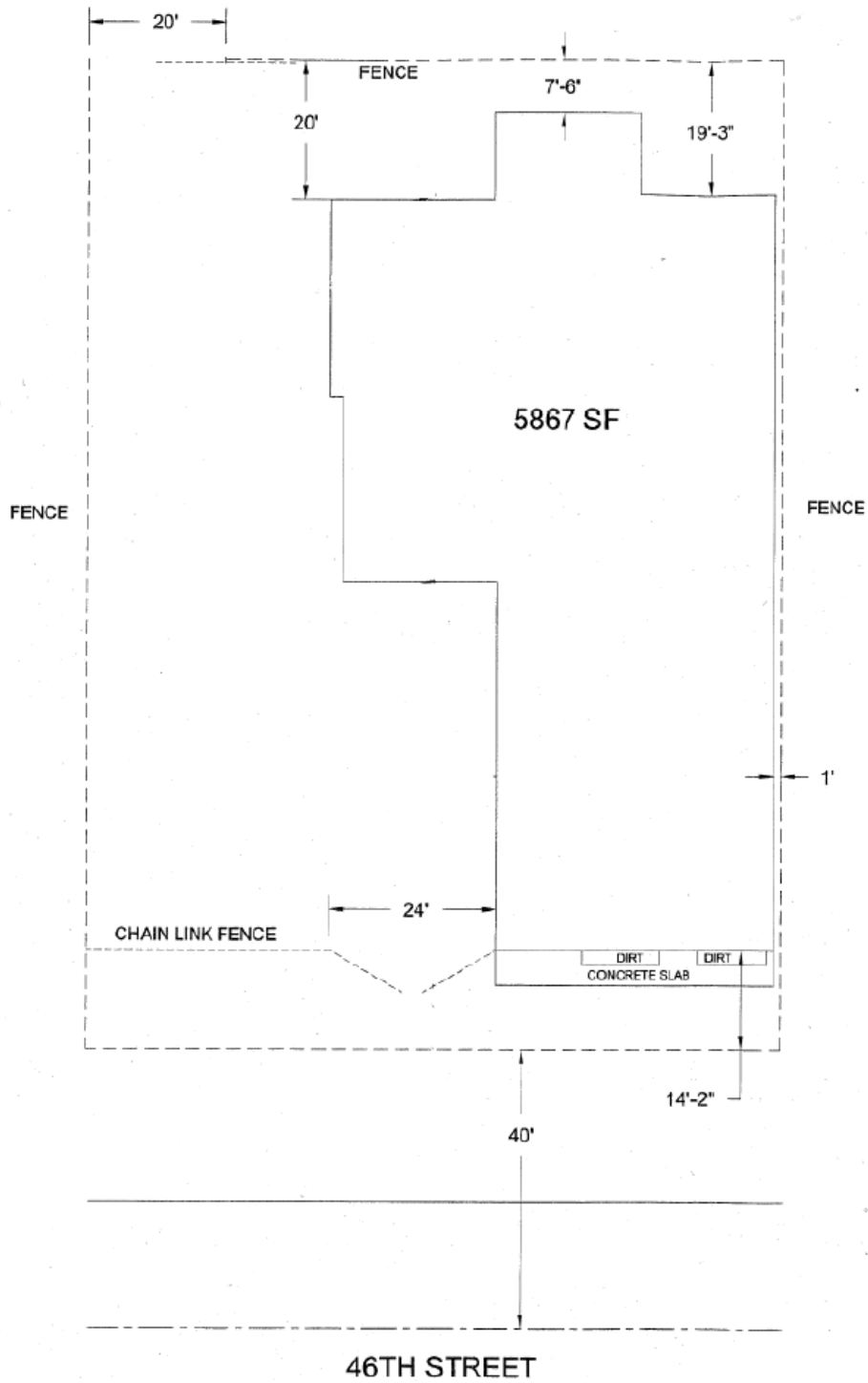
[picor.com](http://picor.com)

### Property Photos





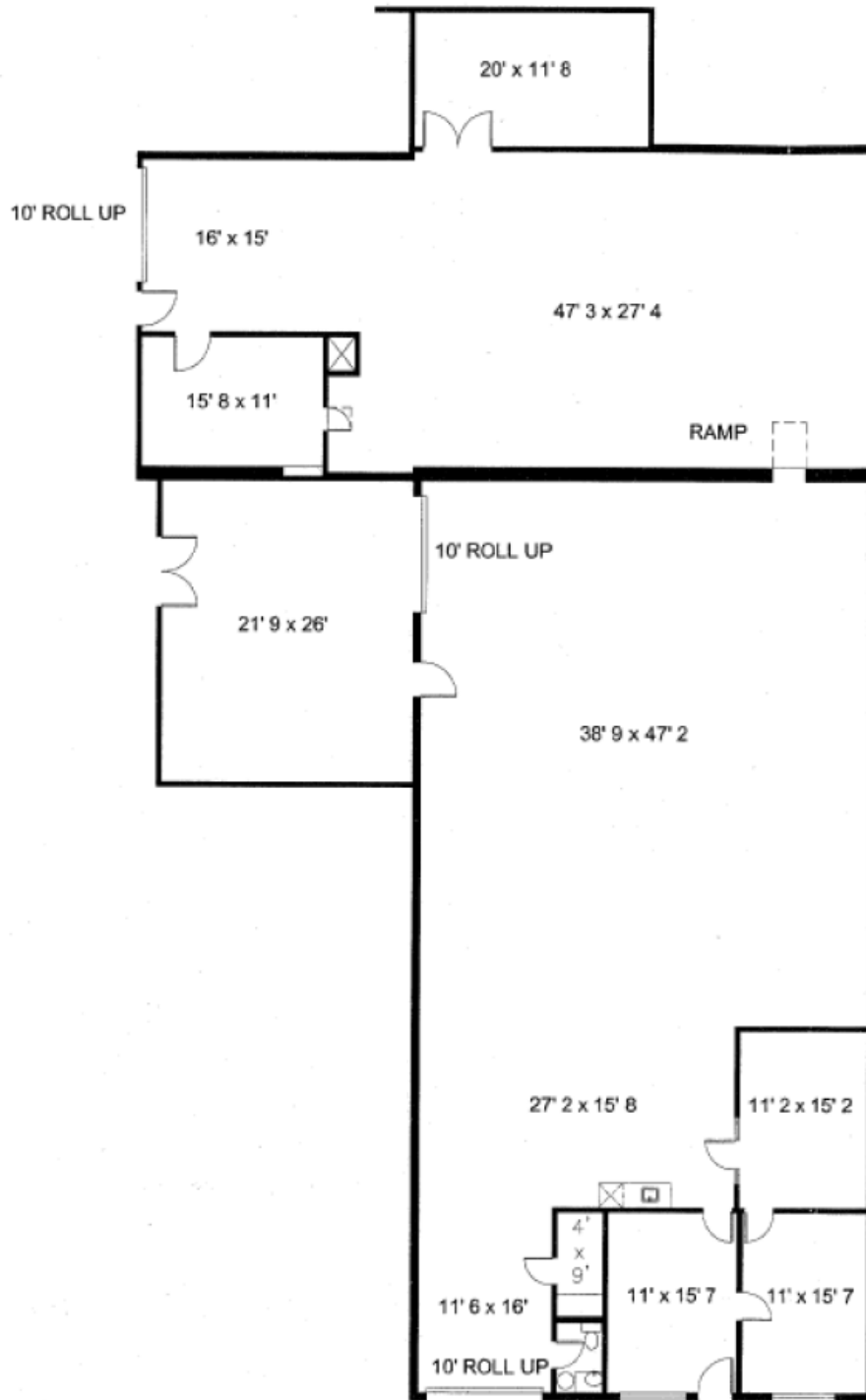
### Site Plan



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### Floor Plan



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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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### Trade Map



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