

INDUSTRIAL


5,000 SF Single Tenant Building

Sale Price: \$225,000 (\$45.00/SF)

Sale Price with Added Land \$300,000

Property Requires the Following Improvements:

- Being demised with a new Fence
- Installation of a septic system
- Installation of an electrical service
- Installation of a water service, water is available to the property and requires being plumbed into the building
- Installation of evaporative and or HVAC cooling

Property Highlights

- Located in Southeast Tucson
- Fenced lot
- Pima County septic system
- No evaporative cooling in warehouse

Property Features

Land Area	33,540 SF (.77 acres)
	16,860 SF (.39 acres) Additional Land
	52,400 SF (1.16 acres) Total
Tax Parcel No.	140-01-0470, 140-01-0460
Zoning	CI-2 General Industrial, Pima County
Property Taxes	\$5,880.96 (2019) combined
Loading	(2) 12' x 12' Grade level doors
Construction	Metal
Clear Height	16 feet

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12/4/2020



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