

LARGE PARCEL WITH OFFICE BUILDING FOR SUBLEASE

3480 S. Broadmont Drive

5.74 Acres



Broadmont Dr

Palo Verde Rd

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Property Features

5.74 Acres of CI-2 (industrial) zoned land in Pima County, Tucson. Close to Tucson’s industrial area and adjacent to Arizona Motor Vehicle Division. Utilities are available. Site is fully fenced and comes with a modular office and covered workspace.

±5.74 AC
LAND AREA



\$12,391.84
TOTAL PROPERTY TAXES



Property Highlights

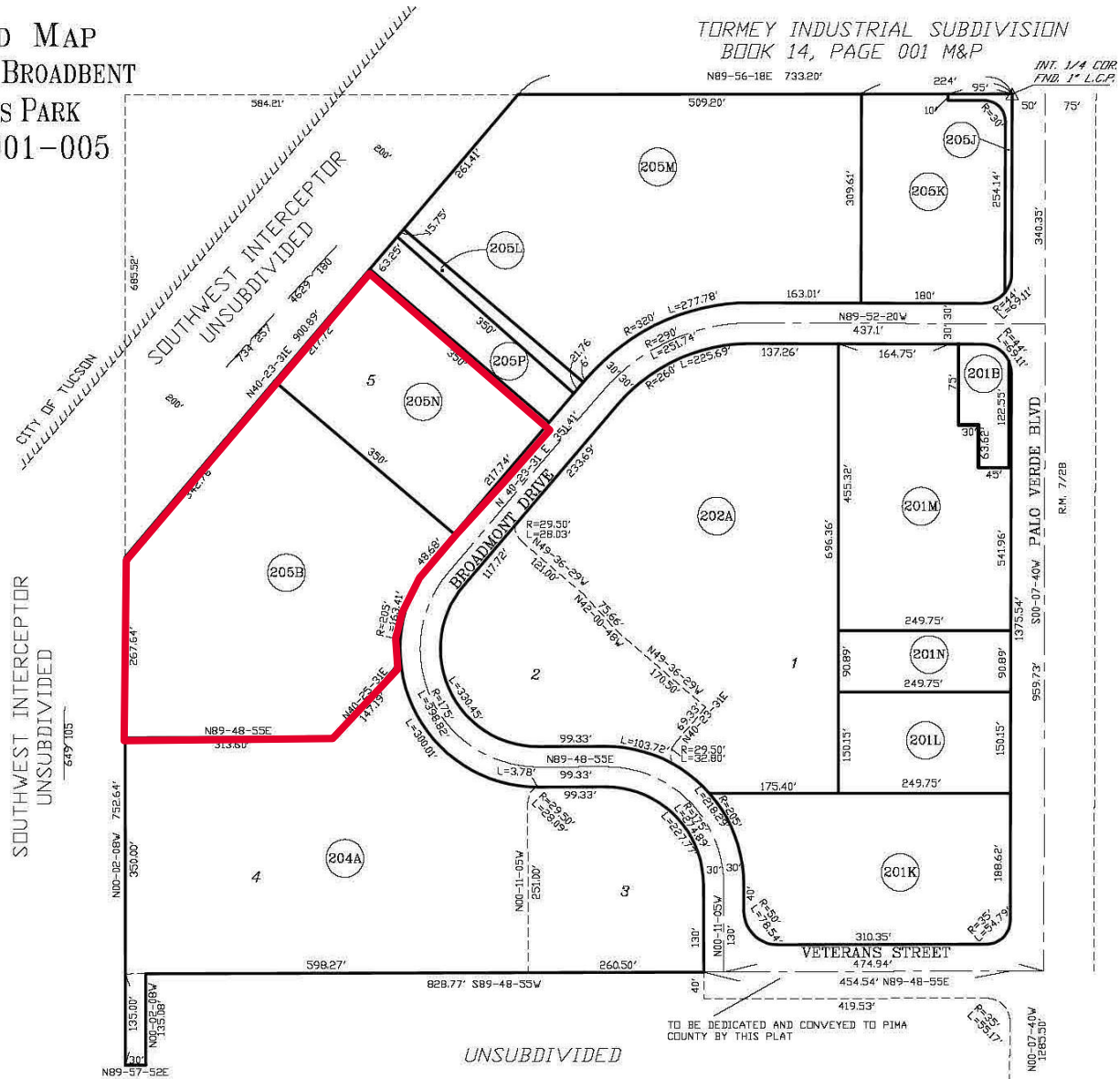
Sublease Rate	Negotiable—contact agent
Land Size	249,996 SF (±5.74 acres)
Zoning	CI-2, Pima County
Utilities	Available
APN	132-04-205B, 132-04-205N
Property Taxes (2023)	\$ 7,569.69
	\$ 4,822.15
	\$12,391.84 total
Structures	Modular office building: 1,456 SF
	Covered workspace



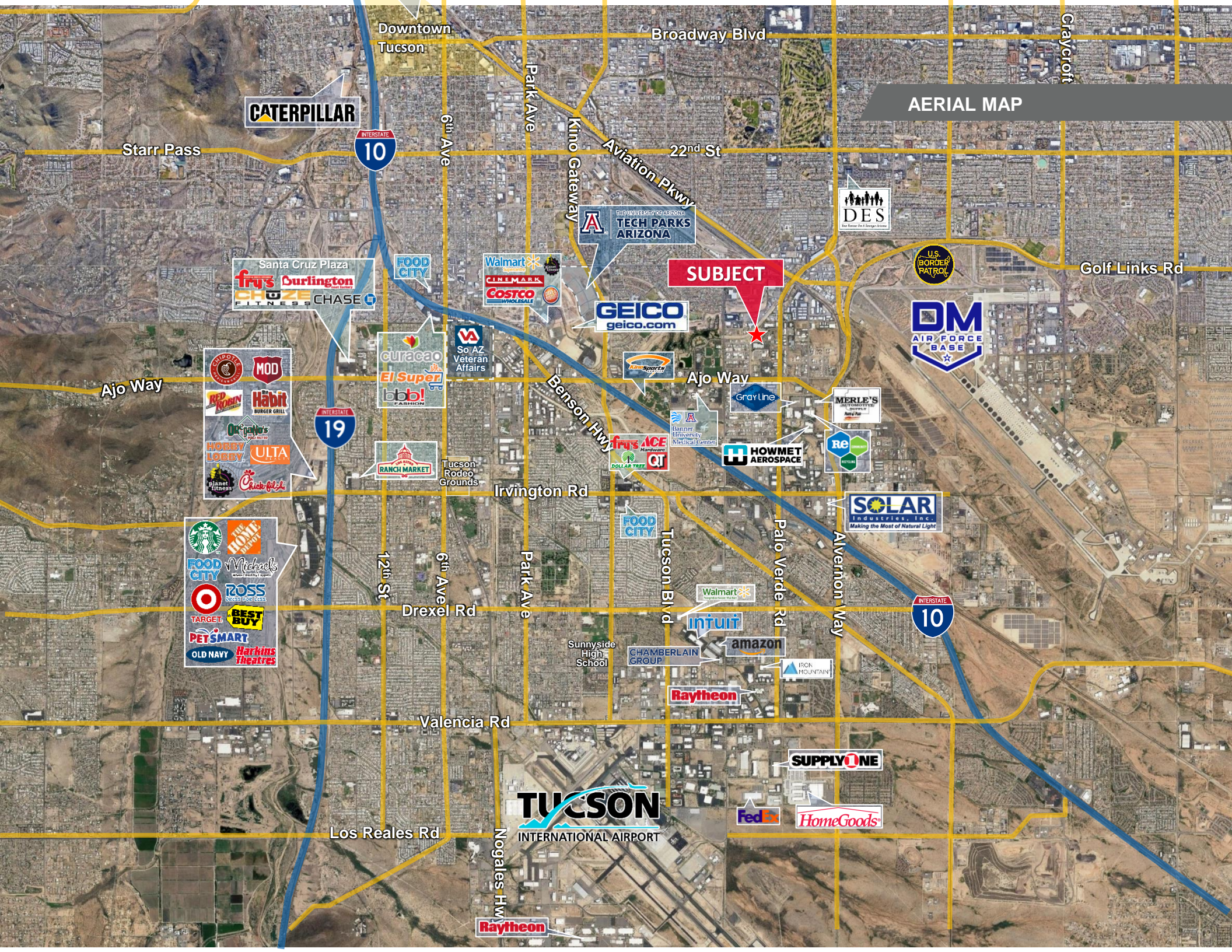
Covered workspace
(canopy to remain; modular building not included)



ASSESSOR'S RECORD MAP
TUCSON BROADBENT
BUSINESS PARK
LOTS 001-005



AERIAL MAP



CATERPILLAR

INTERSTATE 10

Broadway Blvd

Graycroft

Starr Pass

6th Ave

Park Ave

Kino Gateway

Aviation Pkwy

22nd St

DES

Golf Links Rd

Santa Cruz Plaza
Fry's Burlington
CHYZE
FITNESS CHASE

FOOD CITY

Walmart
CINEMARK
COSTCO WHOLESALE

THE UNIVERSITY OF ARIZONA
TECH PARKS ARIZONA

SUBJECT

GEICO
geico.com

U.S. BORDER PATROL

DM
AIR FORCE BASE

Ajo Way

INTERSTATE 19

curacao
El Super
labb! FASHION

So AZ Veteran Affairs

Benson Hwy

Ajo Way

KNOXSPORTS

MOD
RED ROBIN
Habit
BURGER GRILL
Hobby Lobby
ULTA
Planet Fitness
Chick-fil-A

RANCH MARKET

Tucson Rodeo Grounds

Fry's ACE Hardware
DOLLAR TREE
QT

Banner University Medical Center

HOWMET AEROSPACE

re

MERLE'S
LAST FORD EYE
Sunglass Hut

Irvington Rd

SOLAR
Industries, Inc.
Making the Most of Natural Light

Starbucks
HUGO BOSS
FOOD CITY
Michaels
ROSS
BEST BUY
TARGET
PET SMART
OLD NAVY
Harkins Theatres

12th St

6th Ave

Park Ave

Tucson Blvd

Palo Verde Rd

Avernon Way

INTERSTATE 10

Drexel Rd

FOOD CITY

Walmart

intuit

amazon

Sunnyside High School

CHAMBERLAIN GROUP

Raytheon

IRON MOUNTAIN

Valencia Rd

SUPPLY ONE

Los Reales Rd

TUCSON
INTERNATIONAL AIRPORT

FedEx

HomeGoods

Nogales Hwy
Raytheon