

**MANUFACTURING PLANT**

**99,858 SF Manufacturing Plant for Sale**
**Sale Price: \$9,700,000 or \$97.14 / SF**
**Property Highlights**

- Located in Eastside Research Commerce Center
- Full set of construction plans available
- Tilt wall construction
- Located in the City of Tucson
- 5" and 6" reinforced concrete shop floors
- See building features attached

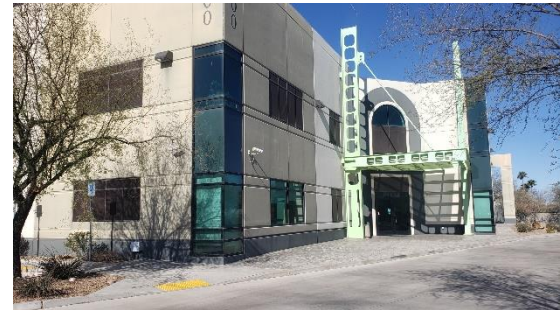
**Current Income Information**

NOI	\$599,640.00
Cap Rate	.618%
Lease #1	Expires May 1 <sup>st</sup> , 2023 – 58,000 SF leased
Lease #2	Expires August 15 <sup>th</sup> , 2026 – 32,000 SF leased

Call Broker for details:

**Property being marketed as a user building  
opportunity with value added income**
**Property Details**

Tax Parcel No.	135-07-4560
Parcel Size	243,500 SF (5.59 Acres)
Taxes	\$125,191.58 (2021)
Power	5,000 Amp 480V 3 Phase power
Gas	2" gas line to building
Fire Sprinklers	Yes
Year Built	2008
HVAC	Office
EVAP	Warehouse
Clear Height	34'-27' 27'-20'
Loading Door (9)	Grade Level
Loading Door (2)	2 well dock with staging area



For more information, please contact:

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1800 S. Research Loop  
Tucson, AZ 85710

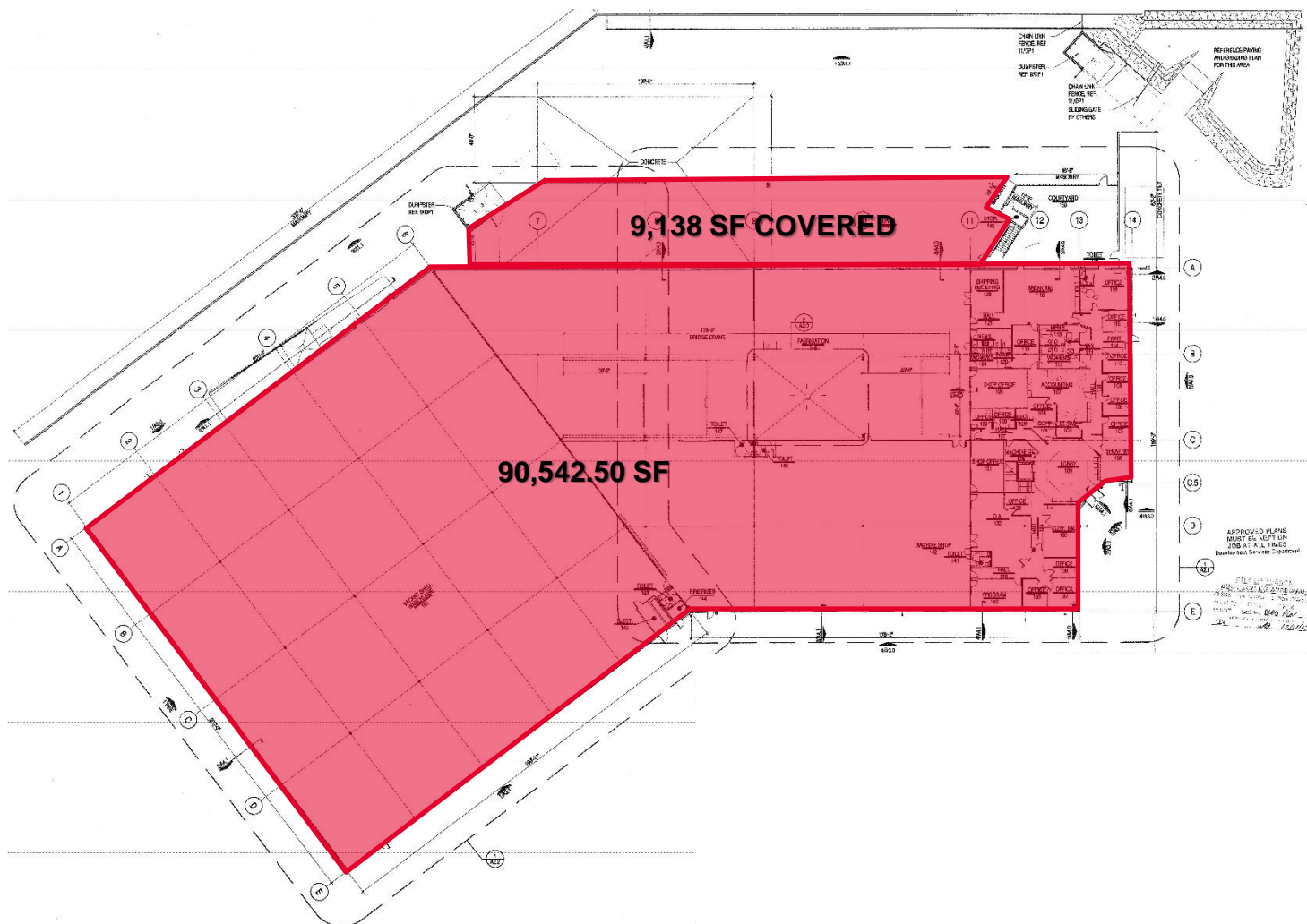


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**SITE PLAN**

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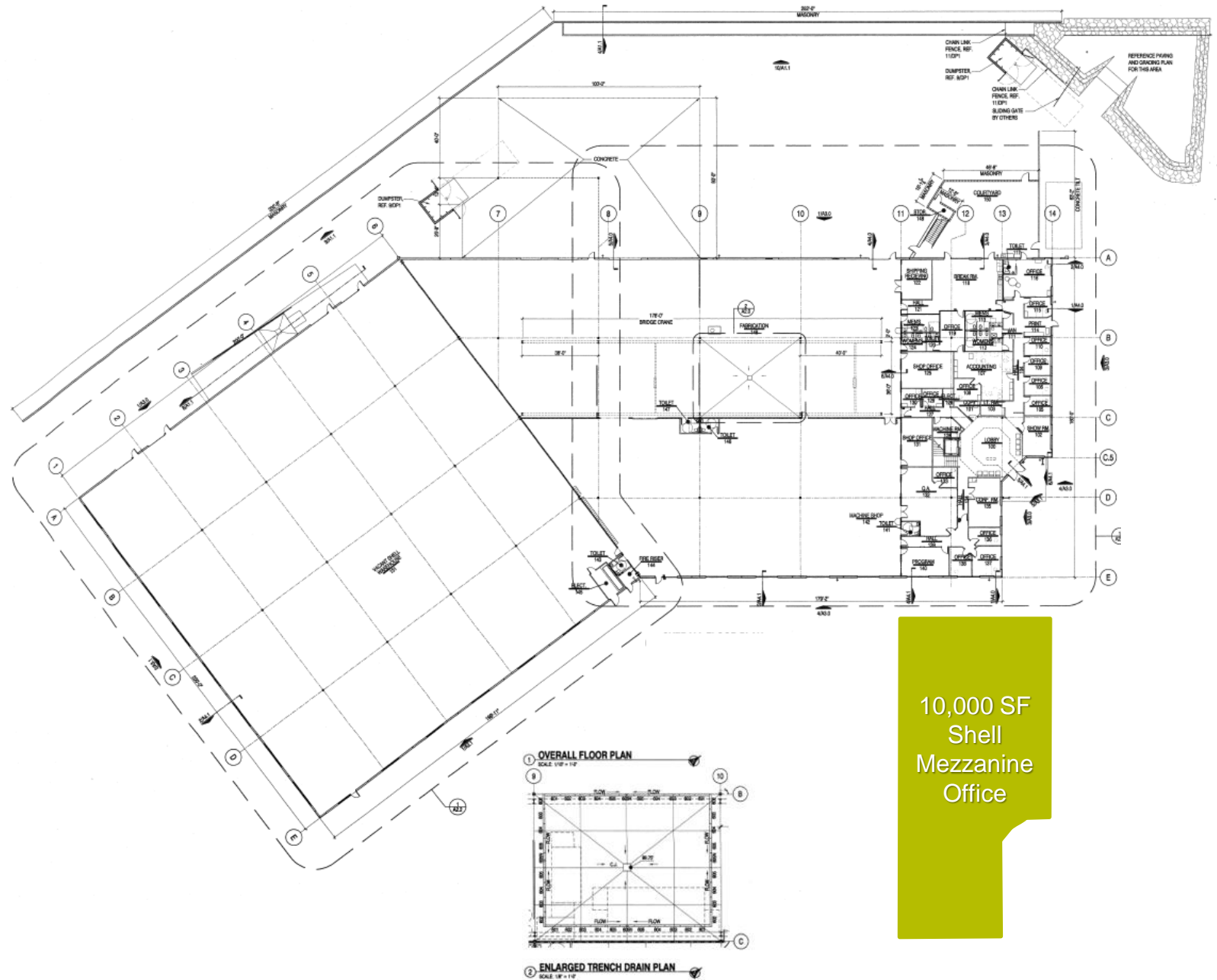
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**FLOOR PLAN**

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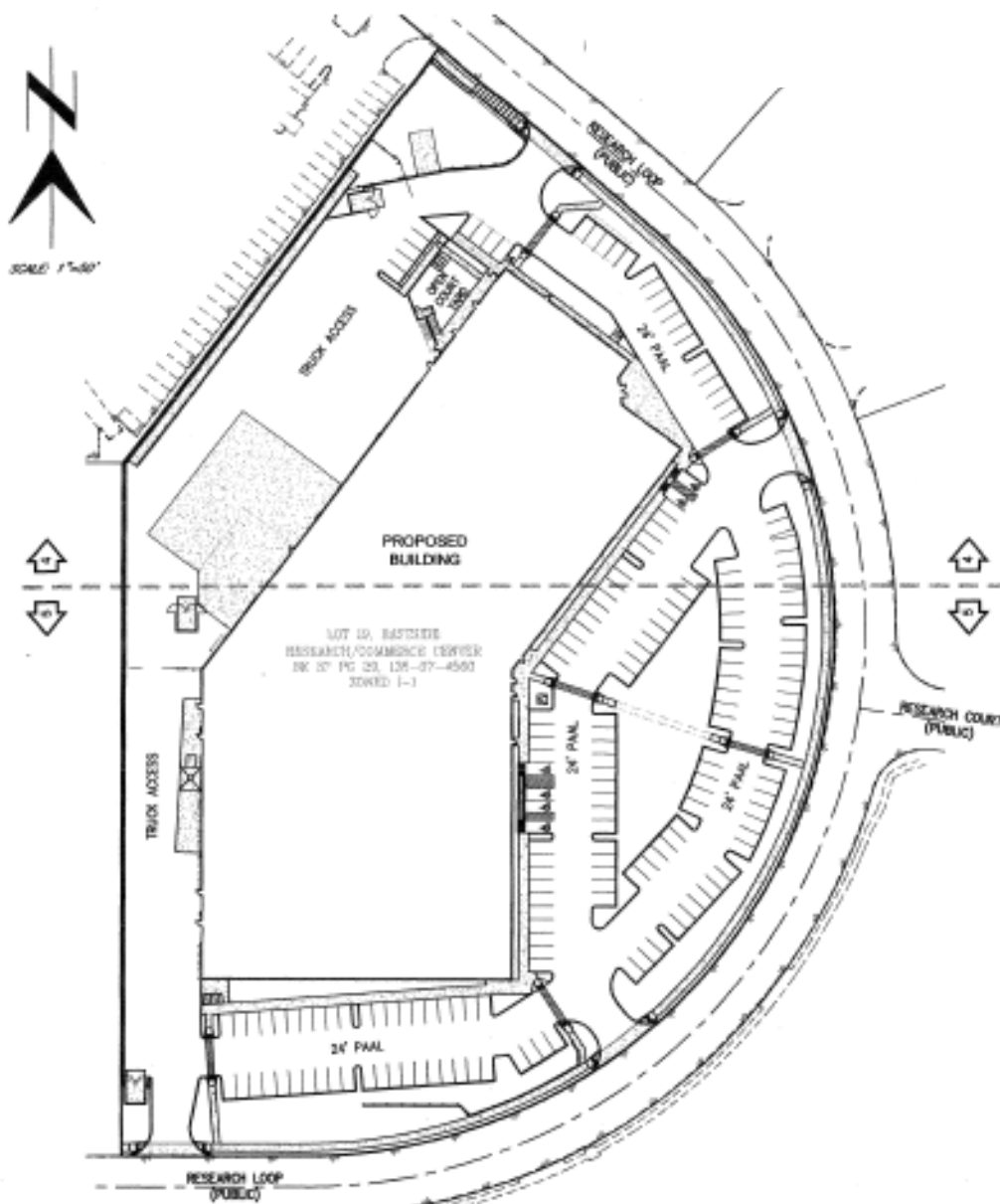
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FLOOR PLAN- Private Grading Plan

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**PROPERTY PHOTOS**



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## BUILDING FEATURES

### MANUFACTURING PLANT

#### 1800 S. Research Loop Building Features

5-6 " Concrete Floors with Fiber mesh poured over soil that was over-excavated and compacted to 120% of requirements.

All overhead doors poured with a slope and no lip to keep any heavy loads on forklifts stable as entering the building.

2 loading docks with leveling ramps that are adjustable to go inside the tractor trailers.

2 oversized drive-in doors. North side 16 Ft. wide and 14 Ft. high, the other on the southwest corner that is 14Ft. wide by 12 Ft. tall. All other 7 overhead doors are 10 Ft. by 10 Ft.

Most overhead doors have a man door next to them.

1 interior 12 Ft. x 12 Ft. manual overhead door separating machine shop from fabrication shop, along with an 8-foot-wide automatic sliding door to help keep air-conditioning in room.

Multiple pre-engineered cutouts for additional overhead / man door installations.

Electronic keyless limited access on most doors in building.

**6000** amps of 3 phase 480 volt to building with step down transformers producing 220 and 110 volts to offices and shops where needed.

Buss ducts in ceiling of 14,000 Sq. Ft. machine shop for quick and easy movement and reconnection of equipment.

Air lines run through entire machine shop and fabrication shops with 2 storage tanks.

2000 Sq. Ft. area with drainage grates and floor drains leading to a massive weir tank to clean and separate particles before water goes into the sewer.

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## BUILDING FEATURES

### MANUFACTURING PLANT

#### 1800 S. Research Loop Building Features Continued

**(2) three ton overhead cranes in fabrication area with 40 Ft. by 150 Ft. of track.**

Drainage lines pre-embedded under floors throughout the building for easy buildouts and expansion of offices and restrooms.

Multiple electrical conduit run under slab for expansion and installation of additional electrical panels.

Ceiling heights from 35 Ft. to 28 Ft. in main part of building and 28 Ft. to 20 Ft. in 40,000 Sq. Ft. part of building.

10,000 Sq. Ft. of mezzanine office with reinforced floors to support equipment with its own electrical room and pre-plumbed for Restrooms and mop closet.

Emergency egress doors to outside stairwell from overhead 10,000 Sq. Ft. and doorway with spiral staircase from overhead to shop floor.

Elevator and main stairwell to overhead from main lobby.

Main lobby double doors at front of building, Employees entrance at middle of building and 7 other man door exits around the building.

Entire building with fire sprinklers including the 40 x 200 outside canopy.

Open balcony above the octagon shaped entry lobby.

Multiple conference rooms.

Large breakroom and outside area with gas grills.

Temporary daycare room with separate bathroom adjoining accounting offices and breakroom.

Large windows all around with great mountain views.

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## BUILDING FEATURES

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#### 1800 S. Research Loop Building Features Continued

Lighted parking lots and back lots.

Concrete block walls around entire back of building with metal height extension for security.

Electric driveway doors with pressure sensors and keyless entry and camera verification for entry into back lot and lockable sliding exit door for driveway.

Overhead dust collectors for machine shop.

(12) 10,000 CFM evaporative coolers all separately controlled with drainage lines for building.

All offices with air conditioning.

(11) bathrooms total at this time (6) in shop areas (4) in office areas and (1) with a shower in president's office. Office bar/sink with mini fridge in Engineering

Shade screens on most of office and shop windows.

Temp controlled IT room with communication cable connections throughout the building.

Temp controlled elevator control room.

Security cameras around building with remote computer monitoring

Energy saving lights in offices and bathrooms

Irrigation system for entire property