



OFFICE / WAREHOUSE

High-Image 15,409± SF Office/Warehouse Building
Sale Price: \$1,895,000

Property Highlights

- Landmark Central Tucson industrial building with visibility from Kino Boulevard (28,012 vehicles/day)
- Fully paved and fenced yard/parking area with two (2) entry gates
- Rare concrete construction with clear span interior and 22' clear height
- Close proximity to Downtown Tucson, the University of Arizona, Interstate 10, and the Aviation Corridor
- Located in a Federal Opportunity Zone
- **Presently leased through 6/15/2026 (DO NOT DISTURB TENANT) for \$10,883/Mo NNN—available 6/16/2026 for either new owner occupancy (user purchaser) or replacement tenant (investor purchaser)**

Property Details

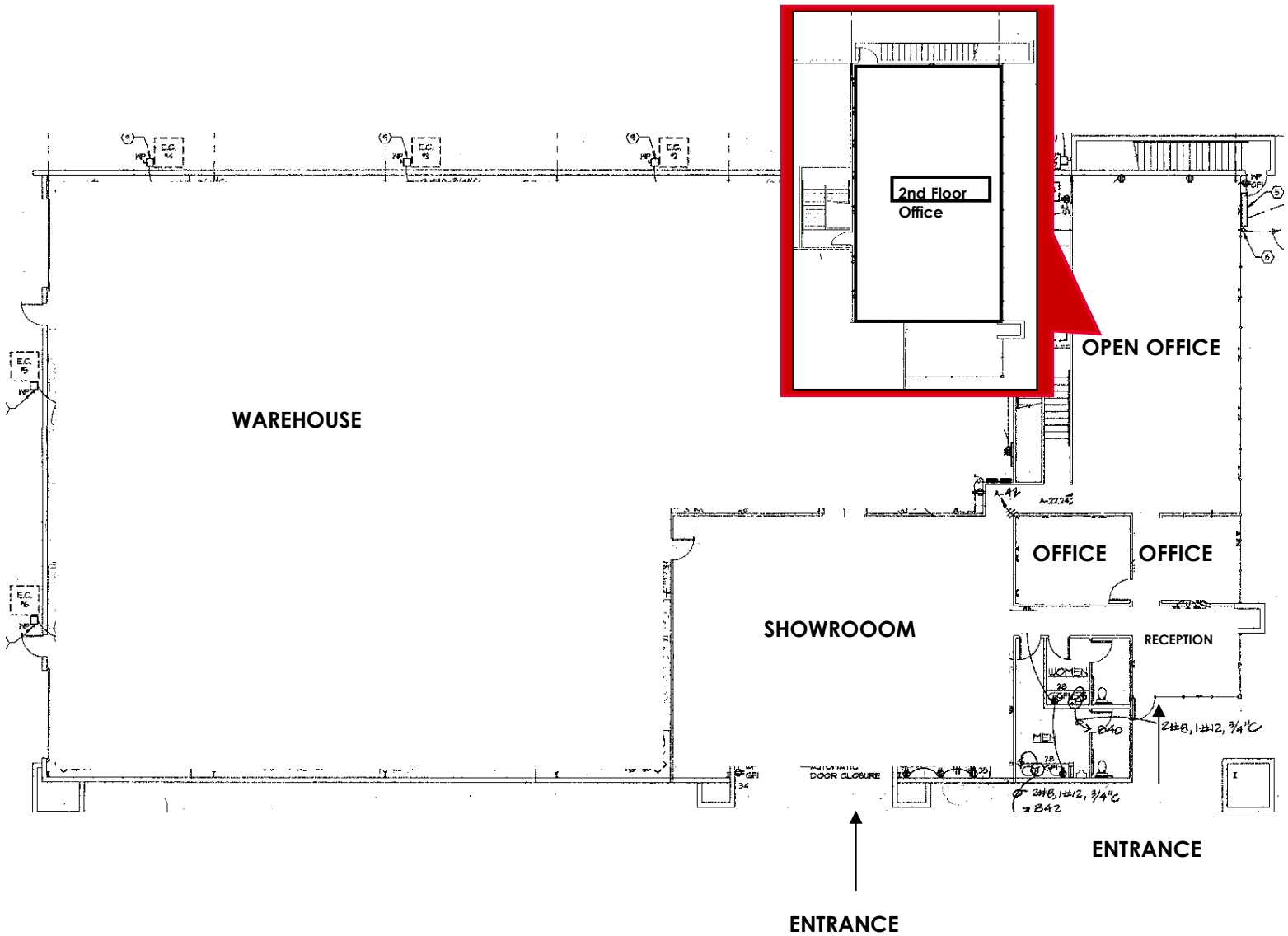
Building Size	15,409± SF
Site Area	Six tax parcels—41,003 SF (0.95 acres) combined
Current Office / Showroom Area	Est. 30%
Zoning	I-1, Light Industrial, City of Tucson
Natural Gas	Yes
Power	Est. 400A 120/208V 3-Phase
Clear Height	22'
Loading	One (1) 12'H x 18'W grade door One (1) 12'H x 12'W grade door

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Floor Plan



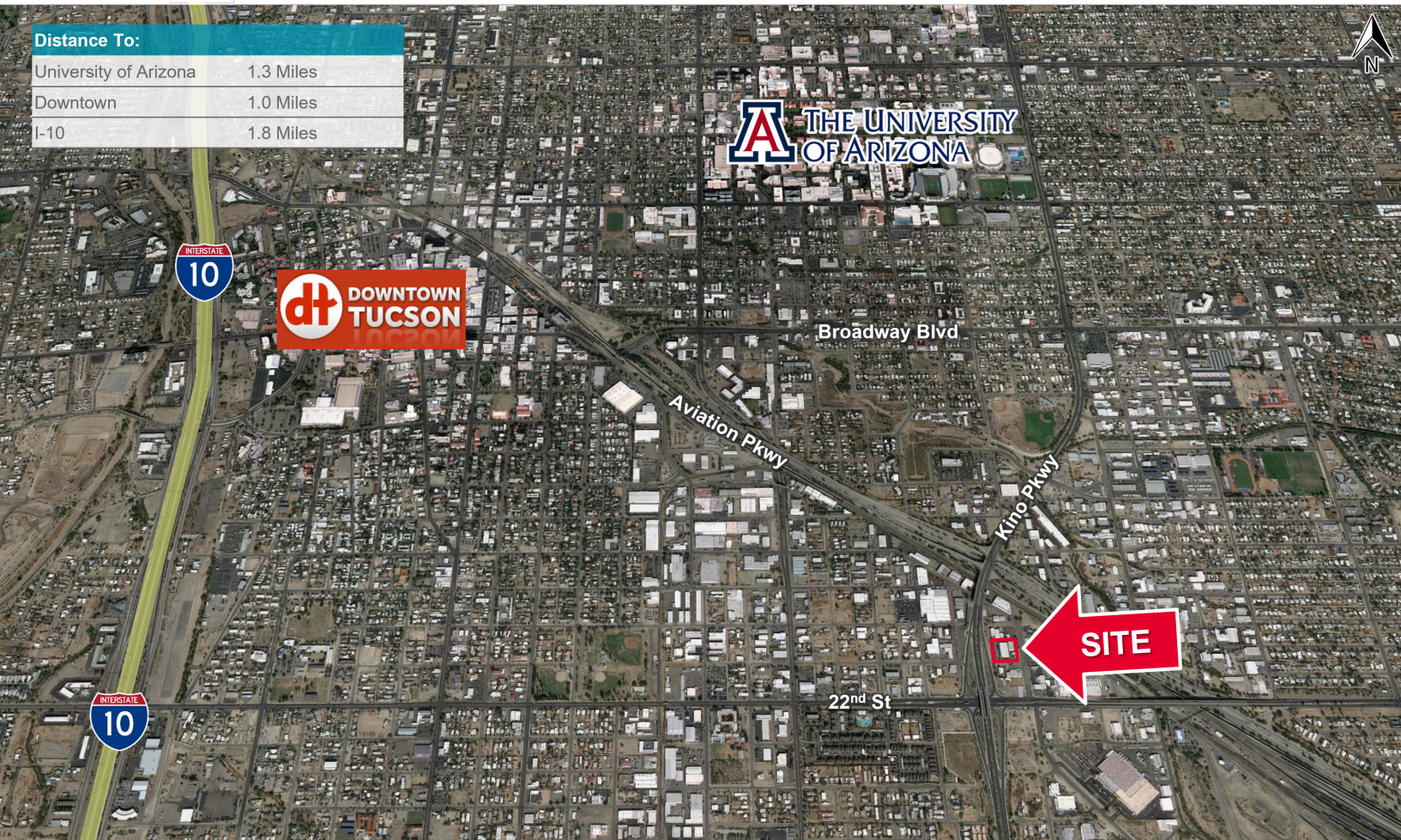
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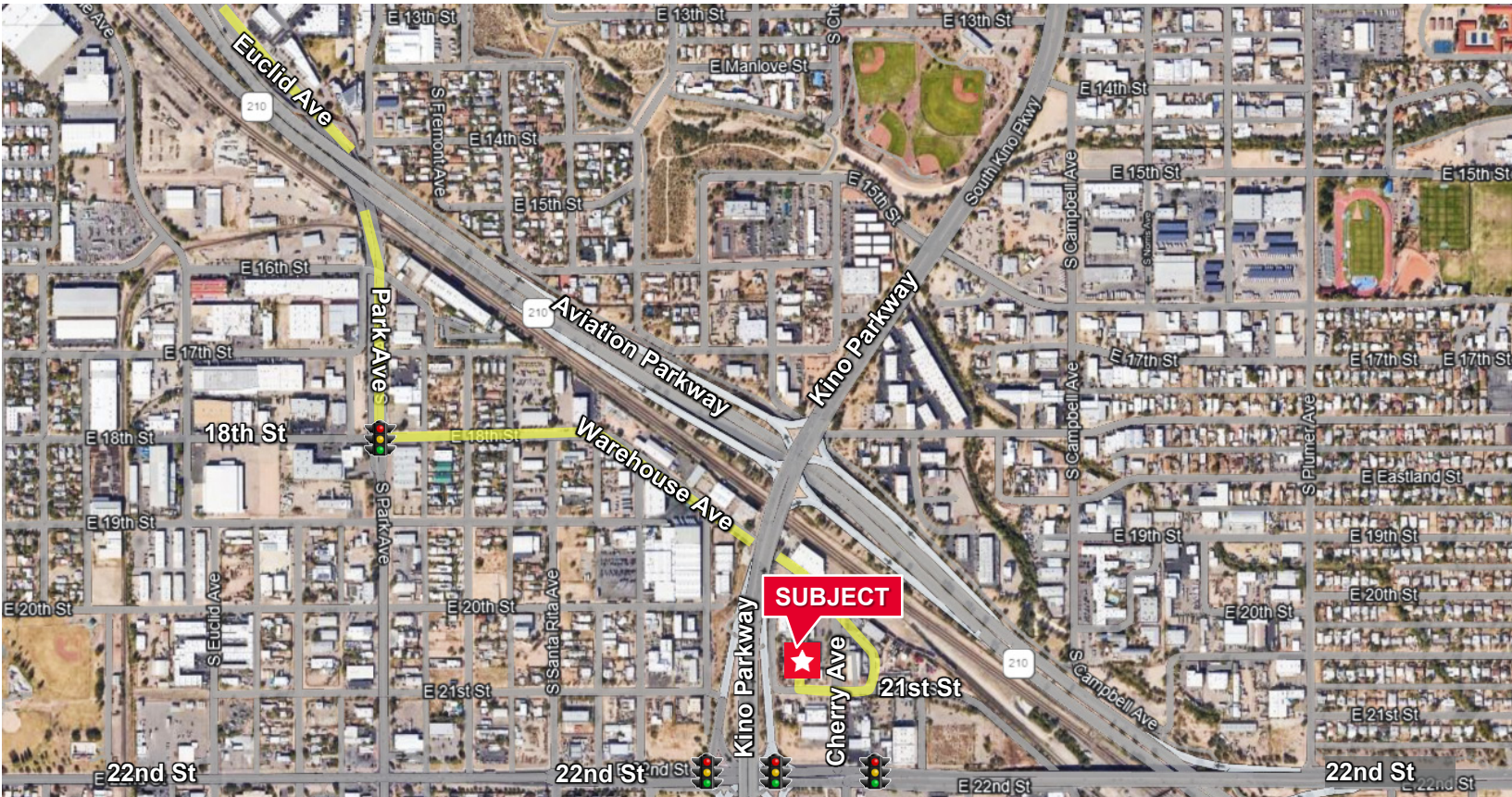
Property Photos



Aerials



Shortcut Access from Downtown via Park Ave



Access to/from Eastbound 22nd St (via 22nd St / Campbell Ave Underpass)

