

INDUSTRIAL


129,394± SF Freestanding Building
Sale Price: \$10,900,000 (\$84.24/SF)
Lease Rate: \$84,000 (\$0.65/SF) Per Month, NNN

Property Details

Building Size	129,394± SF
Lot Size	354,420± SF (8.1 Acres)
Ceiling Height	Warehouse (Center Section) — Est 40' Distribution (North Section) — Est 20' Showroom/Manufacturing (South Section) — Est 12'
Loading	Dock—27 doors Grade—4 doors
Power	1200A 120/208V 3-Phase
HVAC	153.5 Tons Of Air Conditioning to the Showroom/Office Areas
Fire Suppression	ESFR
Zoning	I-2, Heavy Industrial, City of Tucson
Parking	120 Surface
Construction	Masonry
Year Built	1978
Parcel No.	132-05-015H
Possession Date	30 Days
Property Taxes	\$130,768.39 (\$.084/SF/Mo) (2023)

Property Highlights

- Landmark Central Tucson Location
- Rail Capable Building (previously rail served)*
- Directly adjacent to Aviation Pkwy/SR-210 (Tucson's only crosstown freeway)
- Extremely rare I-2 Heavy Industrial zoning in Central Tucson
- Direct Access to labor force - 284,000+ population within 5-mile radius

****Potential buyers/tenants to determine ability to reestablish directly with Union Pacific***

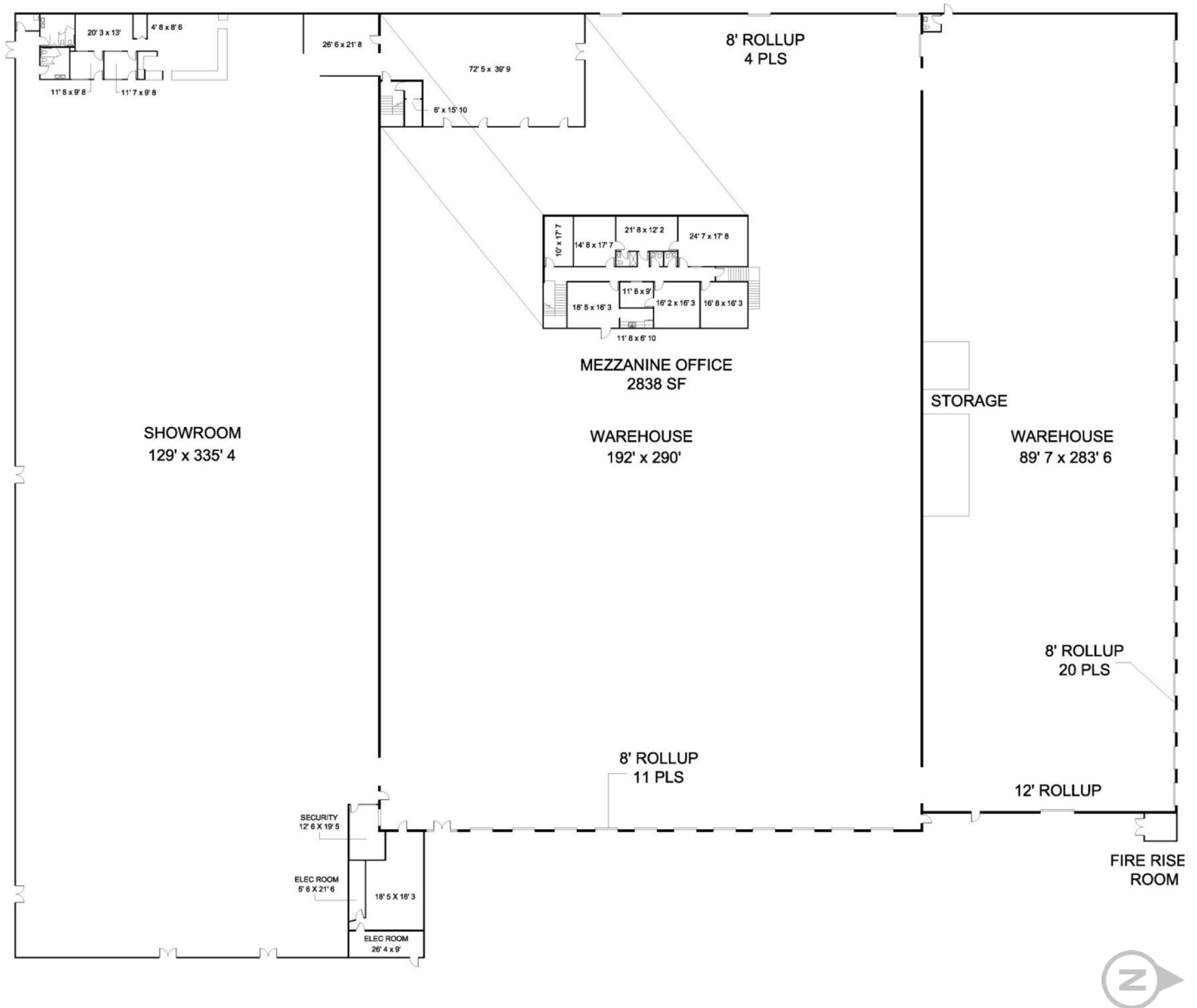


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Floor Plan



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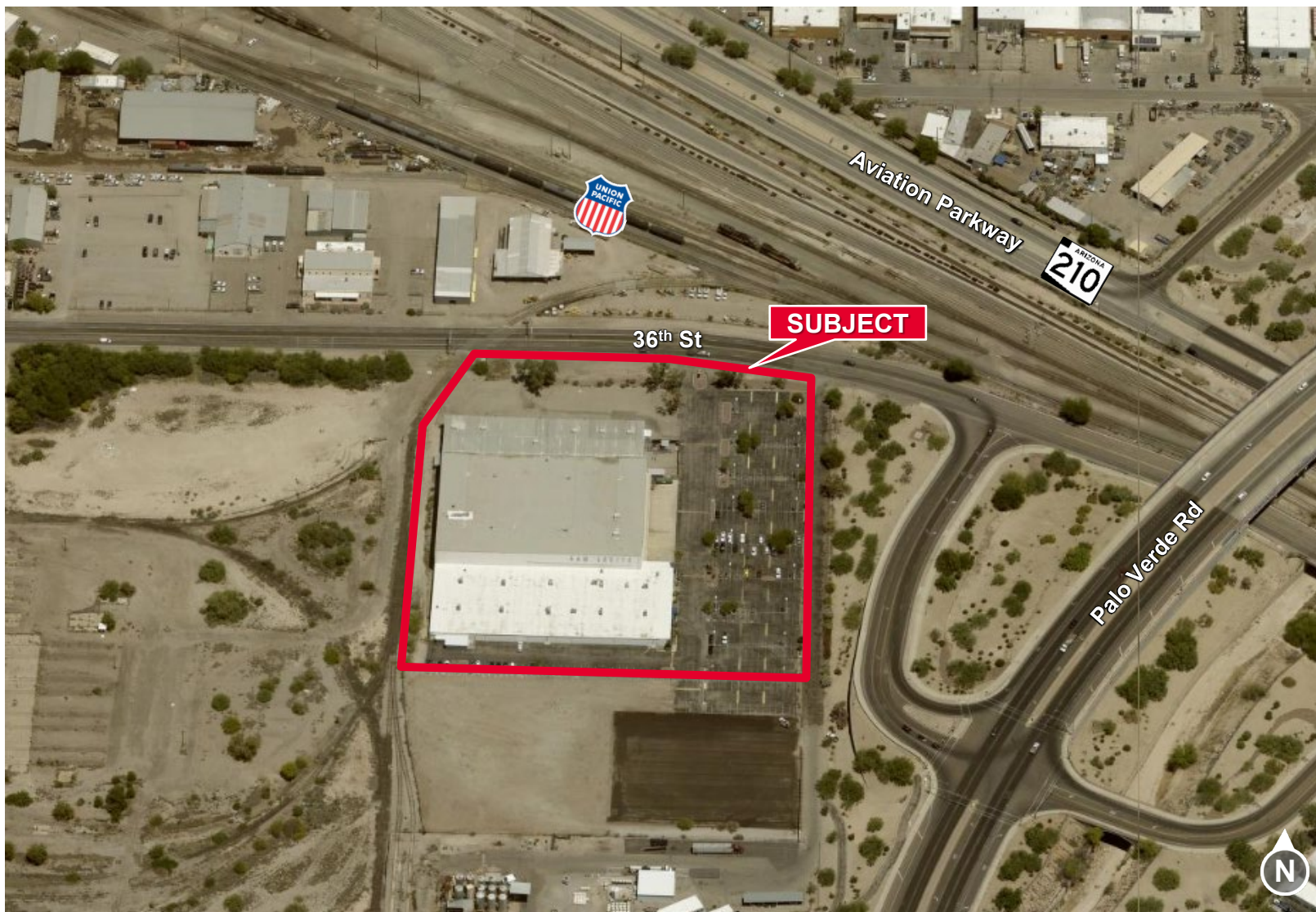
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8/7/2024

Aerial



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1. Downtown Tucson: 3± miles
2. University of Arizona: 3± miles
3. Catalina Foothills: 6± miles
4. Davis-Monthan Air Force Base: 1± mile
5. Interstate 10: 2± miles
6. Tucson International Airport: 5± miles



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Trade Map



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