

10,010 SF Industrial Building

Sale Price: \$1,000,000

Property Highlights

- Fenced/paved front parking and yard area with motorized entrance gate
- Heavy 3-Phase Power available
- Three (3) dock doors available (including one at city delivery truck height)
- Concrete block construction with 19' to 21' ceiling height
- Direct access to both Aviation Corridor (Tucson's only crosstown expressway) and Alvernon/Palo Verde

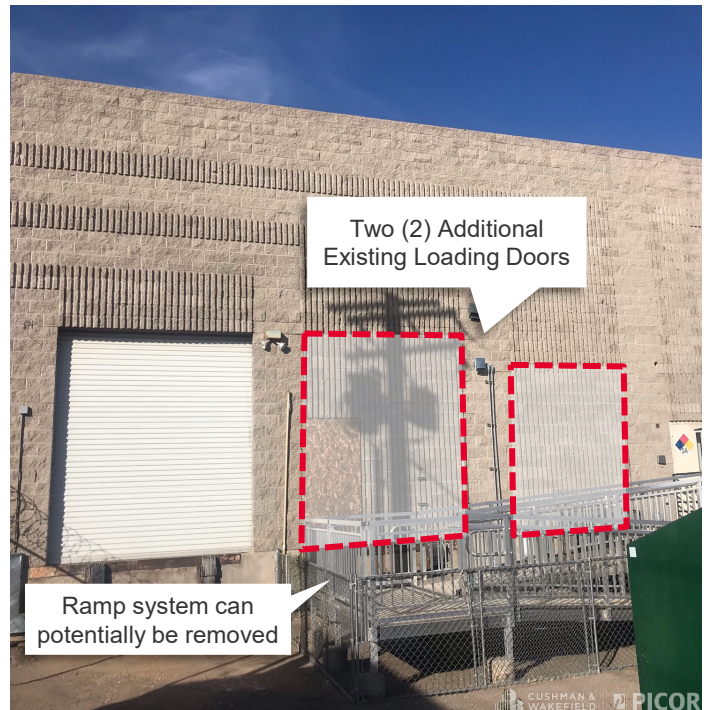
Property Details

Building Size	10,010 SF
Current Office Buildout	5%
Clear Height	19' - 21'
Power	Newer 1200 Amp 120/208v 3-Phase Service (Additional 600 Amp 120/208v Service available)
Loading	One (1) 12'H x 10'W dock door One (1) 12'H x 10'W dock door* One (1) 10'H x 8'W dock door (city delivery height)* <i>*note--existing but presently encapsulated on exterior façade only</i>
Fire Sprinklers	Yes
Zoning	I-1, Light Industrial, City of Tucson
Property Taxes (2024)	\$7,512.00
Additional Details	<ul style="list-style-type: none"> • Newer IMP Panel Roof (High R Value) • New unused sewer tie-in • 400A switch terminated for ATS/Generator • Floor drains throughout building • Additional structural steel purlins recently added for future rooftop HVAC installation (note--clear height is 16' for a portion of this system)

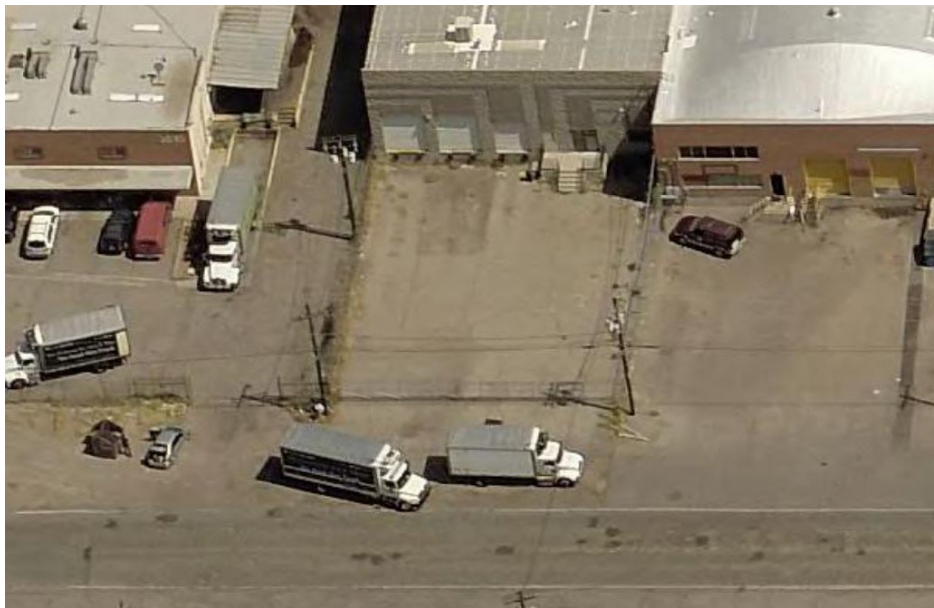
Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Property Photos



Historic Pictures—Prior Dock-High Warehouse Use



Per these historic pics, the building was originally built and used for traditional office/warehouse uses. Features include two (2) 12' tall dock doors and one (1) 10' tall dock door at city truck delivery height, plus a fenced yard area for secured truck/trailer parking. It was more-recently modified for manufacturing use (cannabis cultivation) with the addition of very heavy power infrastructure, sophisticated roof insulation with ability to add roof-mounted HVAC units, encapsulation of two loading doors (via the exterior façade only—the roll-up doors are otherwise still in place), and installation of a wheelchair access ramp. The building in turn has the ability to be converted back to its original/prior warehouse/distribution use.

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



Paul Hooker, SIOR
Principal, Industrial Properties
 +1 520 546 2704
phooker@picor.com

PICOR Commercial Real Estate Services
 5151 E. Broadway Blvd, Suite 115
 Tucson, Arizona 85711
 phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

1/10/2025

Trade Map



Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

1/10/2025