

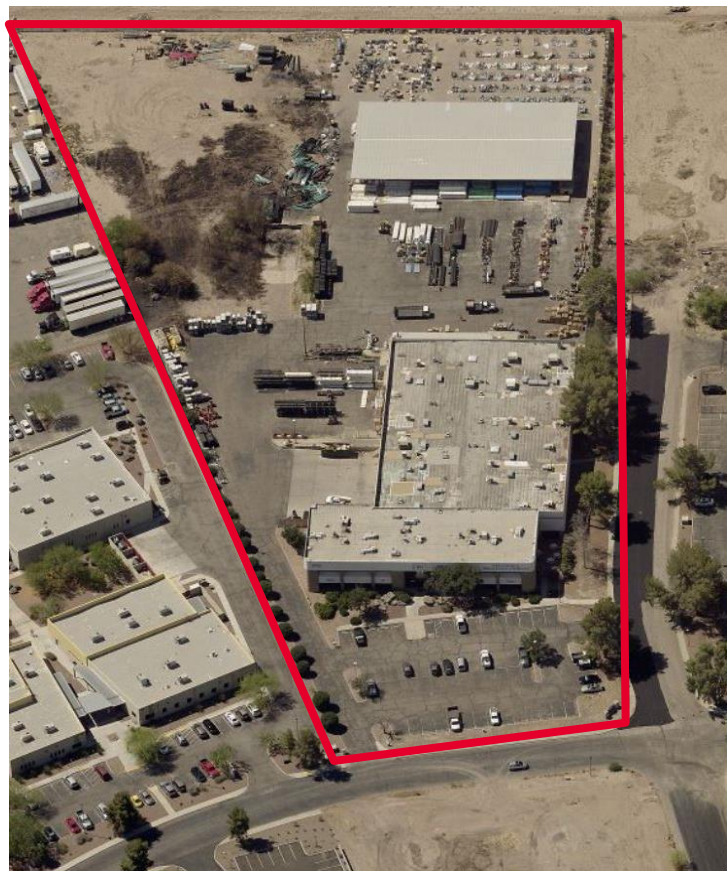
INDUSTRIAL

51,786 SF Building on 7.8 Acres
Sale Price: \$2,850,000 (\$55/SF)
Lease Rate: \$.48/SF/Mo NNN
Property Highlights

- High-image corporate headquarters building with office, warehouse, heavy manufacturing, and large storage yard/parking areas
- Bonus 18,000 SF fully-improved canopy area with concrete slab, dock loading (truck well), electrical distribution/lighting, and water

Property Details

Available	51,786 SF (plus 18,000 SF work canopy area)
Current Office Buildout	40% (can be reduced)
Land Area	315,432 SF (7.8 acres)
Power	2500 amps 480V 3-Phase
Loading	5 docks and 2 grade level doors
Clear Height	24'
Zoning	I-1, Light Industrial, City of Tucson
Property Taxes	\$60,703.76 (2019)



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Main Entrance



Warehouse Area



Paved Yard Area



Canopy Area (note—has truck well loading)

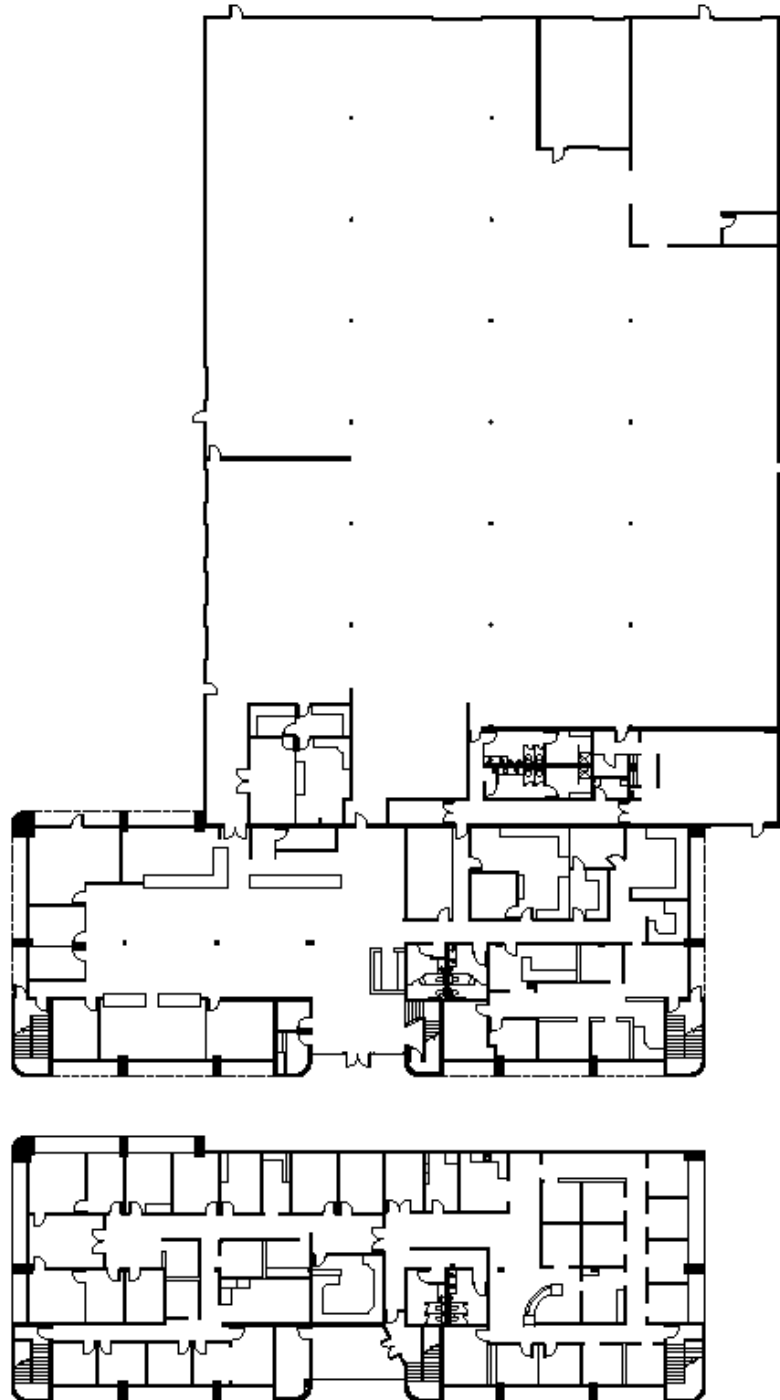


Office Area



Truck Court

Floorplan – ENTIRE BUILDING



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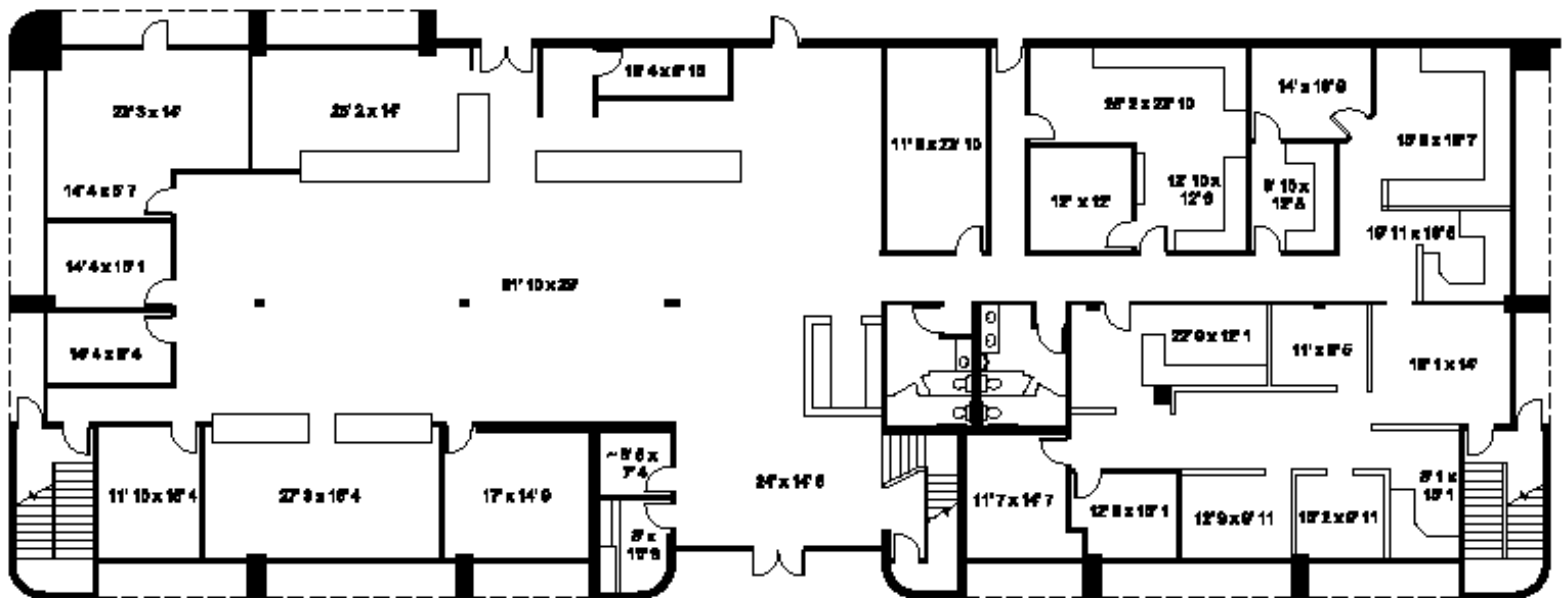
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Floorplan (Downstairs office only)

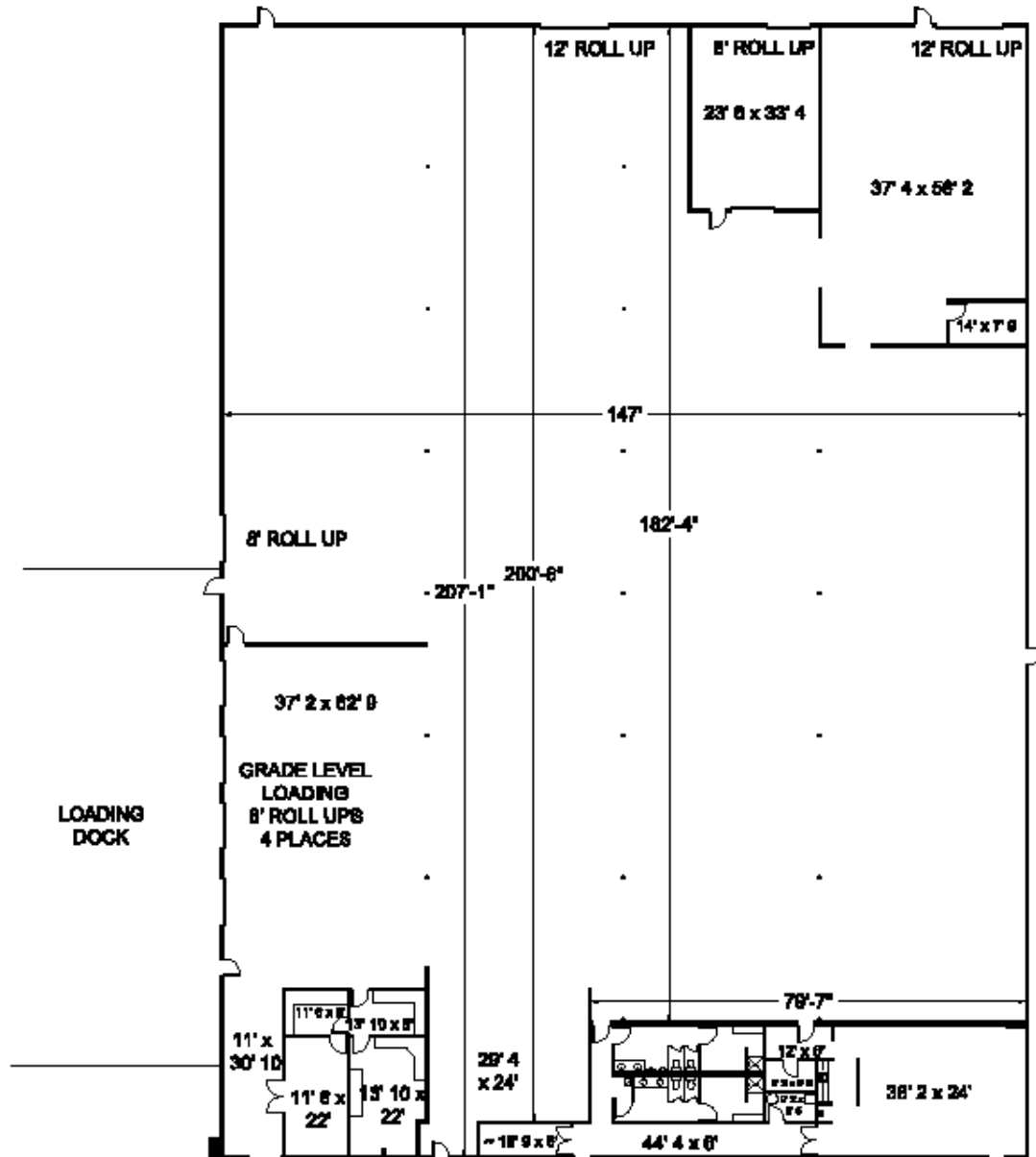


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Floorplan (Warehouse portion only)



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Aerial



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