

Industrial Investment Portfolio

For Sale



Prime Investment Opportunity | 100% Leased | Multi-Tenant Flex / Industrial Property

SALE PRICE: \$24,000,000 / 6.26% Cap Rate

Investment Opportunity:

This offering presents a three-property, income-producing portfolio comprised of multi-tenant flex industrial assets. The portfolio is 100% leased to a diverse mix of local, national, and government tenants, providing stable and predictable cash flow. Strategically located within the core of Tucson's primary industrial corridor with immediate access to Tucson International Airport, Interstate 10, and Interstate 19.

Major capital improvements, including roof replacements, have been completed within the last 18 months, minimizing near-term capital expenditure requirements. The portfolio is fully stabilized and has been professionally managed by Chapman Management Group for over 20 years.

Investment Highlights:

- 2026 NOI: \$1,503,128
- 153,123 SF (Combined Total Leased SF)
- Fully stabilized portfolio; consistent cash flow
- 100% Leased - 22 Total Tenants
- Excellent infill industrial locations
- Professionally managed long-term portfolio



Erik Chapman, CCIM, CPM
520.867.8899
echapman@chapmanmanagementgroup.com

Nicholas J. Travassos, MRED, CCIM
520.867.8438
nick@chapmanmanagementgroup.com

Chapman Management Group, LLC
1200 N El Dorado Pl, Suite G-700, Tucson, AZ 85715
Office: 520.622.5544 Fax: 520.628.1082

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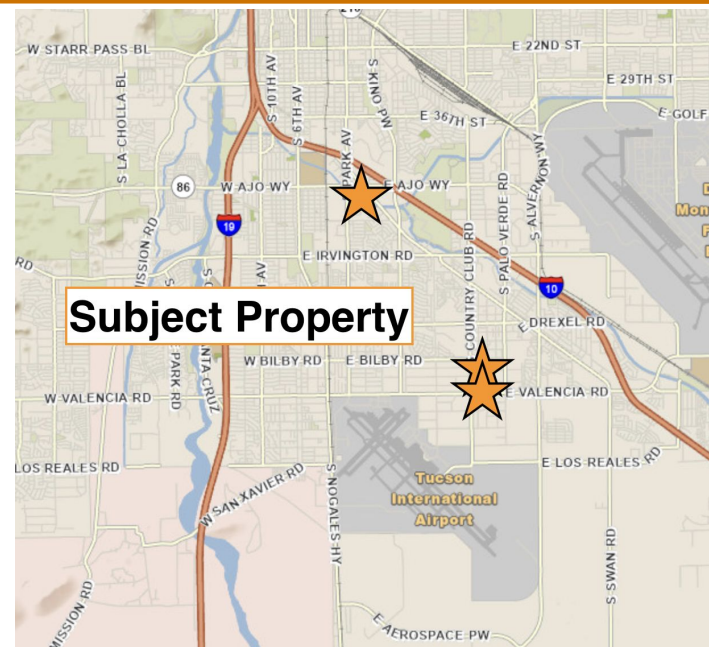


Property Details:

- 4201 - 4221 S. Santa Rita
 - 44,264 SF Leased
- 6401 - 6451 S. Country Club & 3191 E Valencia
 - 58,479 SF Leased
- 6363 S. Country Club
 - 50,380 SF Leased

Land Details:

- APN(s): 132-17-1390, 140-29-037D, 140-29-006A
- Total Land Area of All Parcels Combined: 472,571 SF
- Zoned I-1



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