

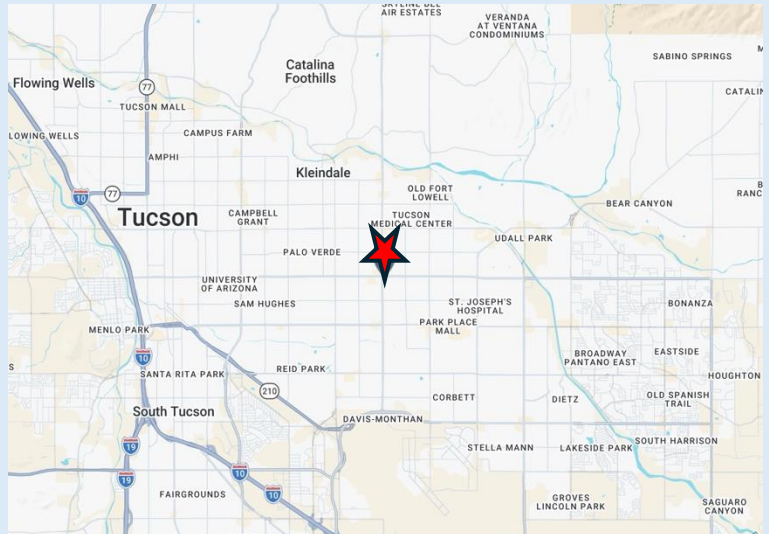
4734 East Speedway Blvd Tucson 85712



Available for Lease \$12/ft NNN



- 5610sf Total SF
- All Masonry Construction
- Built 1951
- 16' Clear Height
- 4 Roll Up Doors
 - 1 x 12'
 - 2 x 10'
 - 1 x 8'
- Lobby + 3 Offices
- ADA Restroom
- Ample Interior Car Storage
- 10-12 Surface Parking
- Monument Signage
- NNN est \$1.94
- Prop Tax \$7697.07



C-2 zoned commercial property operating as an automotive repair shop, located just east of Speedway & Swan. The $\pm 5,610$ SF building sits on just over 12,000 SF of land and includes ± 800 SF of office/lobby space and a large service bay with 16' ceilings, capacity for 4 lifts and an alignment rack, and four grade-level roll-up doors.

Shop space accommodates 10+ vehicles. Property offers ± 70 feet of Speedway frontage, a high-visibility monument sign, and excellent exposure along a major east-west corridor. Located within 15 minutes of most parts suppliers and surrounded by established retail and service users.

Kelly Stephen Doty, Associate Broker Long Realty Company
1880 East River Road Tucson 85718 520.603.3491 Kelly@LongRealty.com