

909 E. 17th Street
Tucson, AZ
FOR SALE
± 32,357 square feet building (1956)

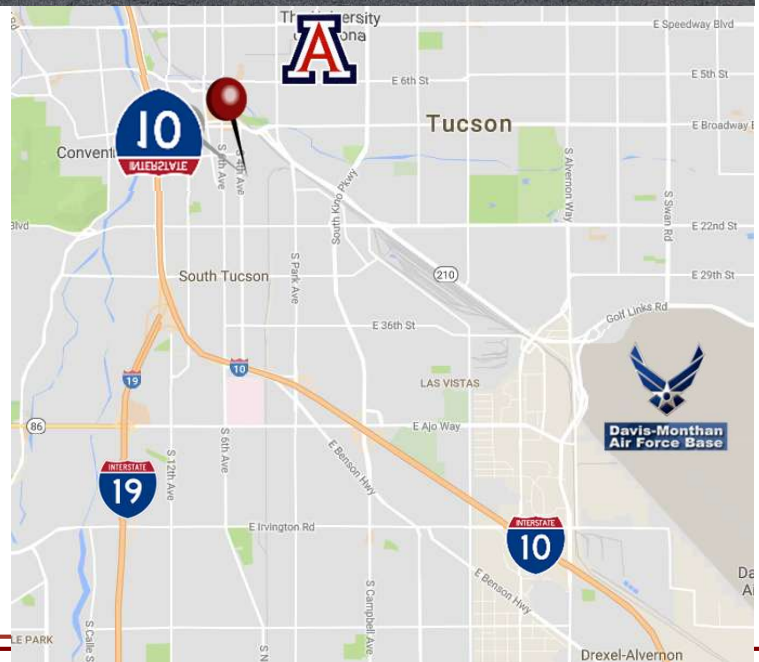


PROPERTY FEATURES

Located in Central Tucson

- dumas boats manufacturing facility
- Zoned I-1 (light industrial, City Tucson)
- Heavy Power: 240 (3) phase power (TEP)
- 2" water main service (Tucson Water)
- Natural Gas (Southwest)
- 4 Dock loading doors, plus 1 ramp door (8' x 8'+/-)
- 1 Grade Level loading (18' x 8' +/-)
- Parcel Size: 76,251+/- Square feet (1.75+/- acres)
- HVAC in Office; Evaporative cooled warehouse
- Bathrooms (men's and women's multi units with lockers)
- Break Room
- Fire Sprinklers protection
- Incentive Zones: Enterprise, Empowerment & Opportunity

SALES PRICE: \$3,075,000.00 (\$95.00 per SF+/-)



For more information, please contact:

Patrick Welchert, SIOR

Cell: (520) 360-9394

pwelchert@alphacommercial.net

Alpha Commercial Real Estate Service
3414 N. El Moraga Drive
Tucson, Arizona 85745



ALPHA COMMERCIAL
REAL ESTATE SERVICE LLC

[illegible]

909 E. 17th Street
Tucson, AZ
For Sale



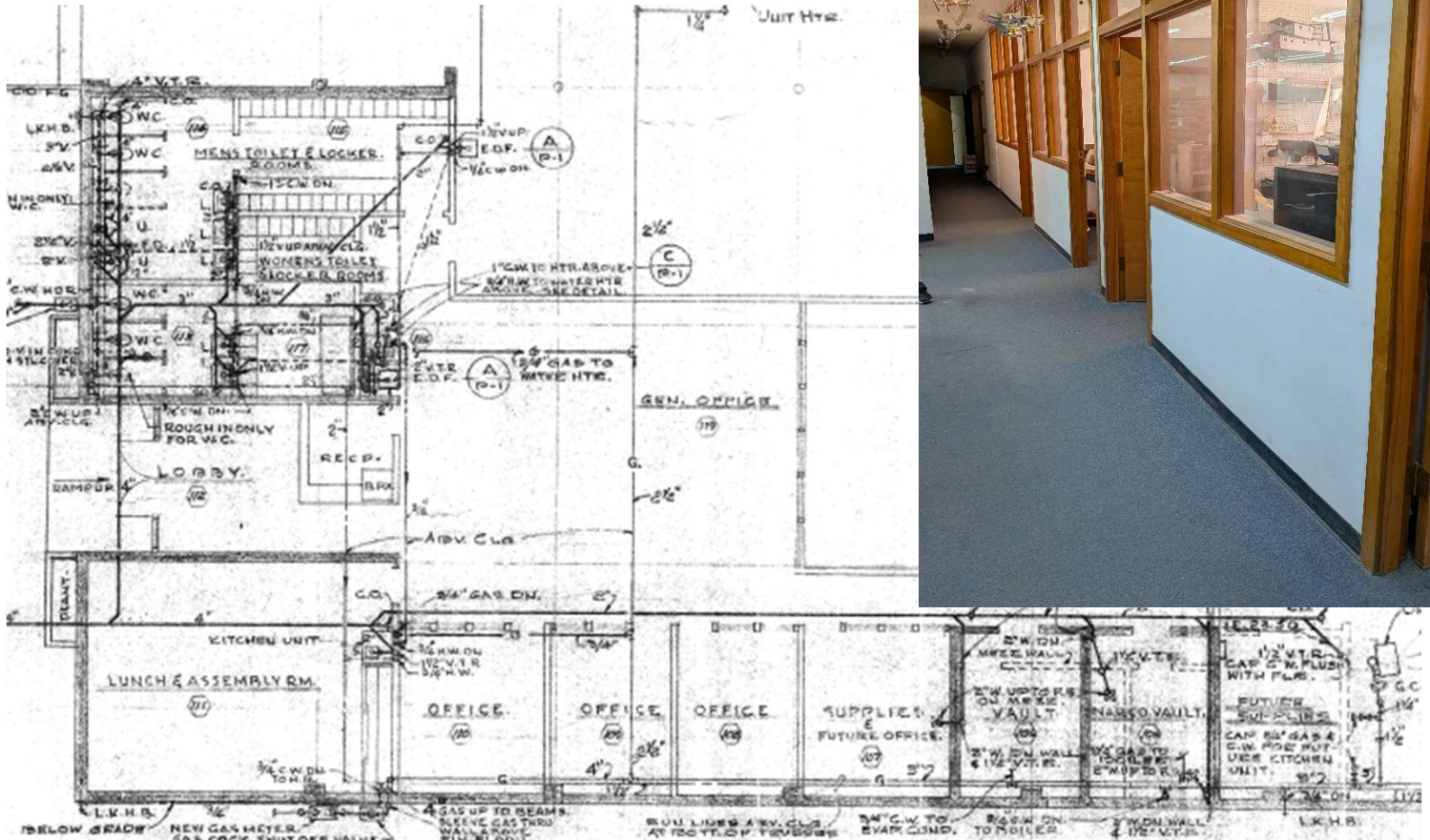
32,357+/- SF Office/Warehouse building (Built 1956)
Floor Plan



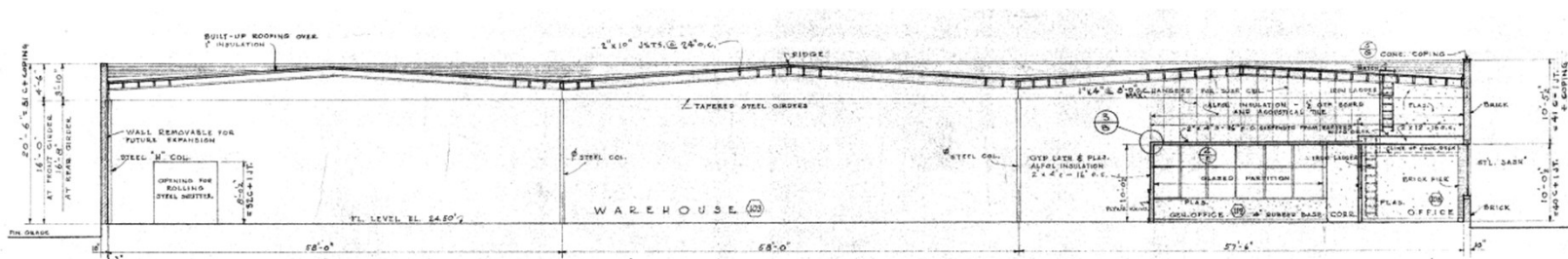
For more information, please contact:
Patrick Welchert, SIOR
Cell: (520) 360-9394

Alpha Commercial Real Estate Service
3414 N. El Moraga Dr.
Tucson, Arizona 85745

Office Plan and Elevations

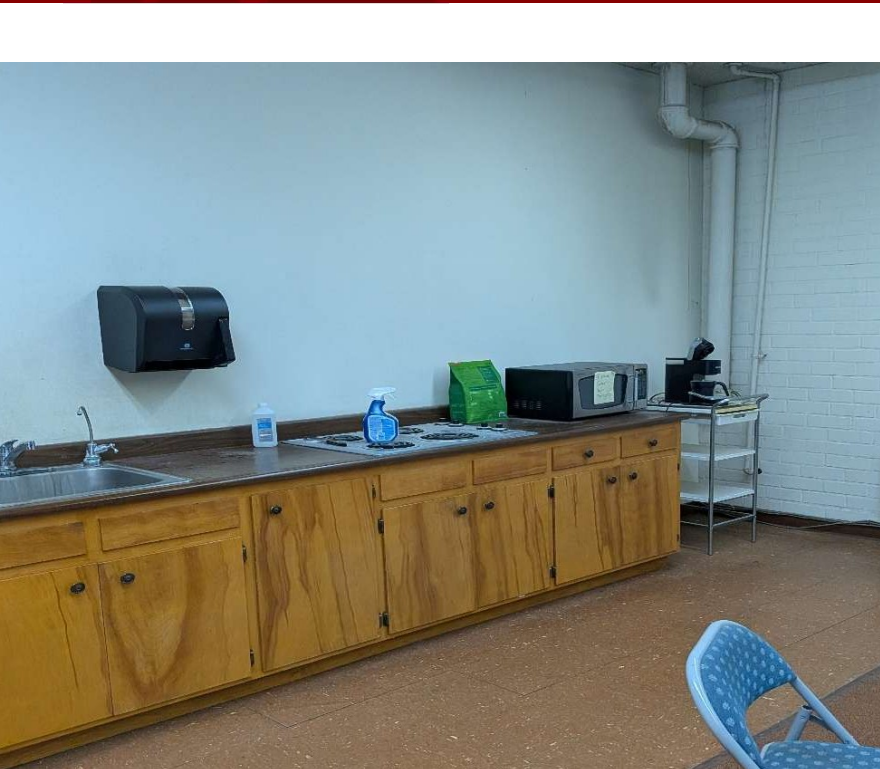


16' to Steel Girders



909 E. 17th Street
Tucson, AZ
For Sale

Photos Interior



909 E. 17th Street
Tucson, AZ
For Sale



Photos Exterior



Dock Loading Doors



Grade Level Door

West Yard

East Yard

