



# For Sale or Lease

## 30,000 SF Industrial Warehouse

3360 E. Ajo Way

Tucson, AZ 85713



### CONTACT:

CAMERON LEE  
520-878-8424

DAVID LEE  
520-954-8008



# PROPERTY DETAILS

Sale Price: \$3,500,000.00 (\$116/SF)

Rental Rate: \$28,500 per month NNN

30,000 SF Total Industrial Warehouse / Food Distribution Center

Former EEGEE'S commissary and corporate office

+/- 3,500 SF of enclosed office space with separate entrance

Clear Height: 18'+ throughout most of building

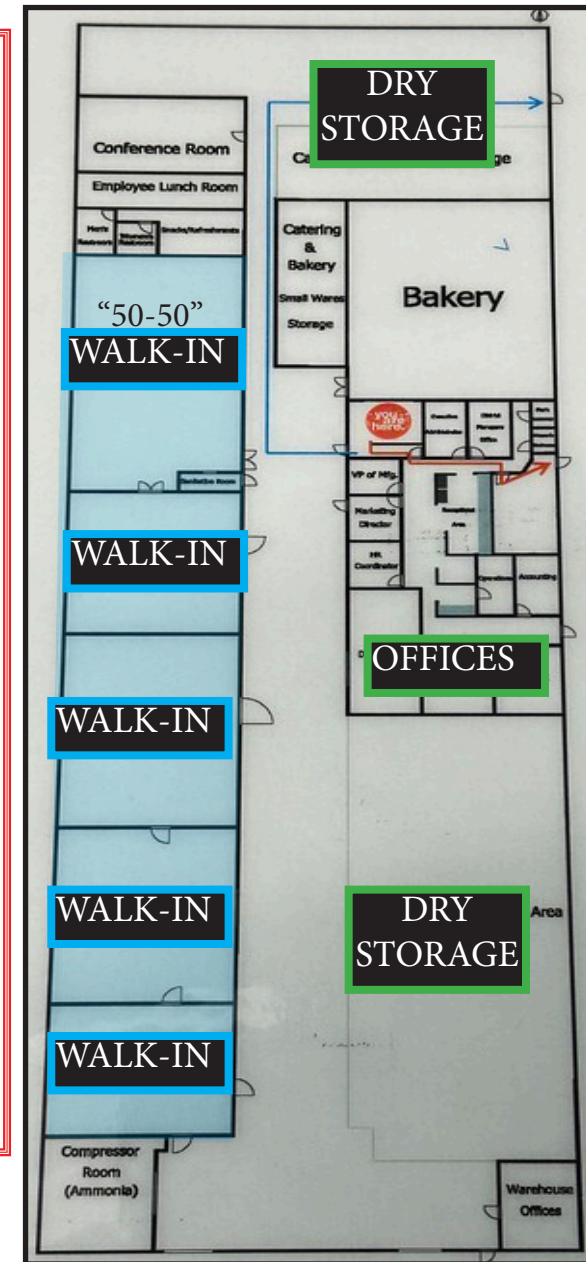
Approx. 10,000 SF Cold Storage: Ideal for Food Processing/Distribution

Insulated concrete flooring in cold storage areas

Fully sprinklered with dry chemical fire suppressant

Zoning: CI-2, Unincorporated Pima County

Current Tenancy: Month to Month, Available within +/- 60 days



Floor Plan

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# INTERIOR PHOTOS



Main Interior Walkway



Bakery / Prep Area w/ Drains



Cold Storage Room



West Roll-Up Door (1 of 2)



# ADDITIONAL PHOTOS



30,000 SF  
Main Bldg

+/- 1,600 SF  
Auxiliary Bldg



+/- 1,600 SF at rear of property







# CITY AERIAL

