

±12.65 ACRES INDUSTRIAL LAND FOR SALE OR LEASE



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. 
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.com

±4,000 SF OFFICE/WAREHOUSE



JEFF HAYS

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M 602.373.8800

JHAYS@CPIAZ.COM

SAM RUTLEDGE

D 480.621.3292

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SRUTLEDGE@CPIAZ.COM

AVAILABLE FOR SALE/LEASE

7777 E VALENCIA RD | TUCSON, AZ 85747

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ABOUT THE PROPERTY



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TOTAL BUILDING SIZE	±1,000 SF Office ±3,000 SF Warehouse ±4,000 SF Total <i>±35,365 SF Clear-Span Temporary Structures Can Be Purchased Separately</i>
PARCEL SIZE	±12.65 Acres
UTILITIES	Power: 120/208V 200 AMPS, Single Phase Well & Septic
SEPTIC TANK SIZE	1200 Gallons
WELL	Pumps 30 GPM
WAREHOUSE COOLING	Fully Air-Conditioned with Insulation
YEAR BUILT	2000
LOADING	8'x8' GL Door
CLEAR HEIGHT	14'
FIRE SPRINKLERED	Yes
APN	141-07-018B
ZONING	CI-2 (General Industrial Zone), Pima County Island
PROPERTY TAXES	\$6,878.22 (2025 Tax Year)
LEASE RATE	\$30,000/MO NNN
SALE PRICE	\$3,500,000

HIGHLIGHTS

- 4.5 Miles To I-10
- 7.8 Miles To Tucson International Airport
- Valencia Rd Currently Being Widened To 2 Lanes Each Way

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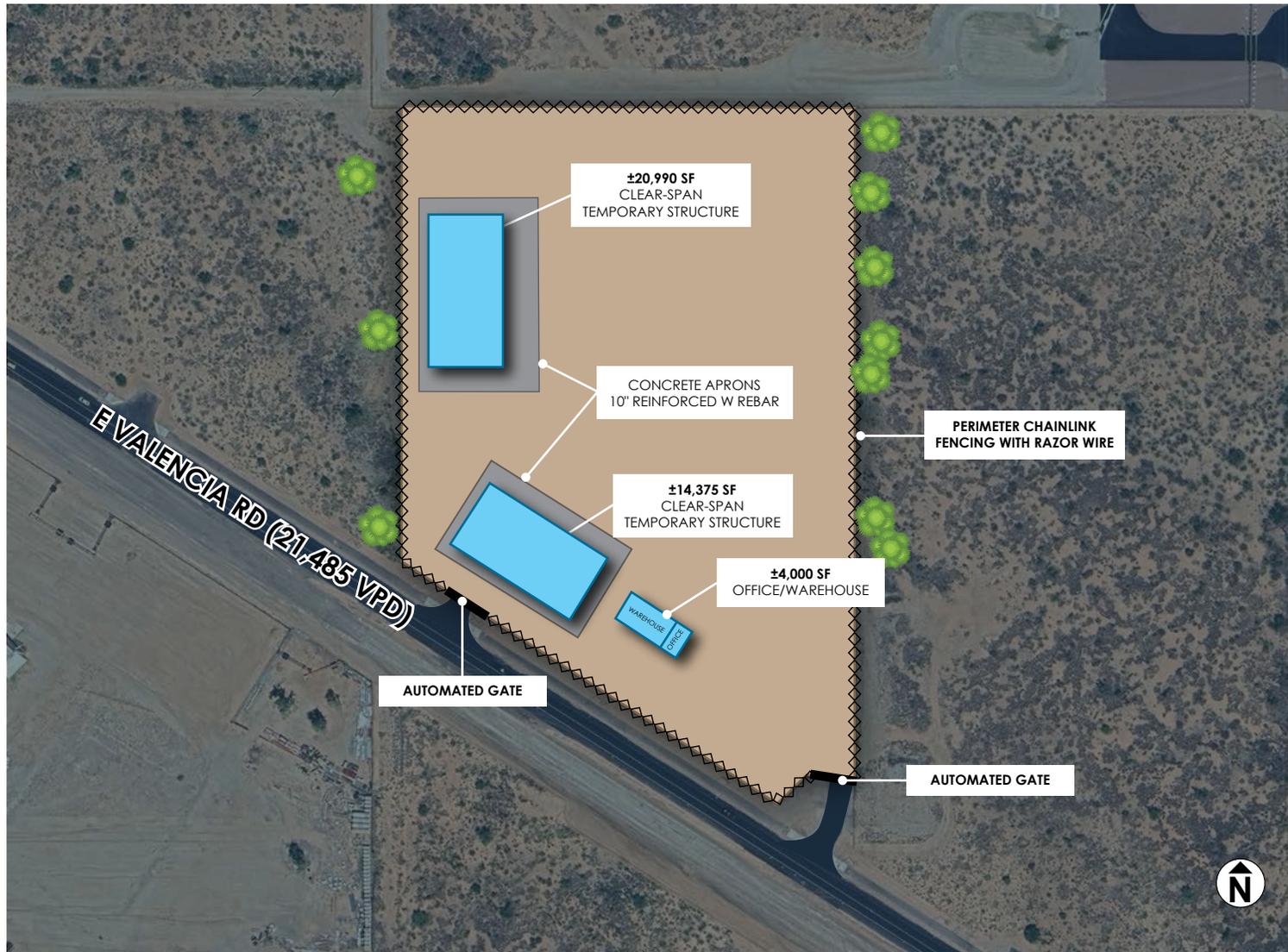
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

03 10 26

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SITE PLAN



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