

Industrial | For Sale



# 5580 S Nogales Hwy

Tucson, AZ 85706

±109,229 SF Freestanding Industrial Facility with Heavy Power and Large Fenced Yard on ±8.08 Acres



5580 S Nogales Hwy  
Tucson, AZ 85706

±109K      \$66

Building Size

PSF Sale Price

## Property Highlights

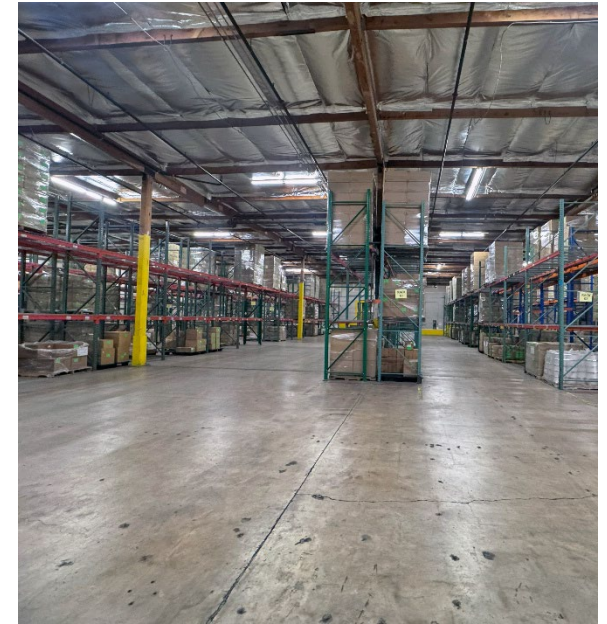
- Designed for manufacturing and assembly (historically used by Westmed manufacturing)
- Single tenant industrial with secured yard
- Ideal for cross-border distribution or manufacturing
- FTZ Capable
- Located within the Opportunity Zone

## Property Details

Building Size	±109,229 SF
Lot Size	±8.08 Ac (±351,920 SF)- 31% site coverage
Clear Height	Est. 18' – 20'
Power	Est. 2,700 amps, 480V
Clean Room	Est. 800 SF ISO 8 (“Class 100,000”)
Loading	Dock and grade loading (14' tall grade doors)
Year Built	1970
Construction	Masonry
Roof	New roof in 2017
Parking	±284 parking spaces
Zoning	C-2 (City of Tucson)

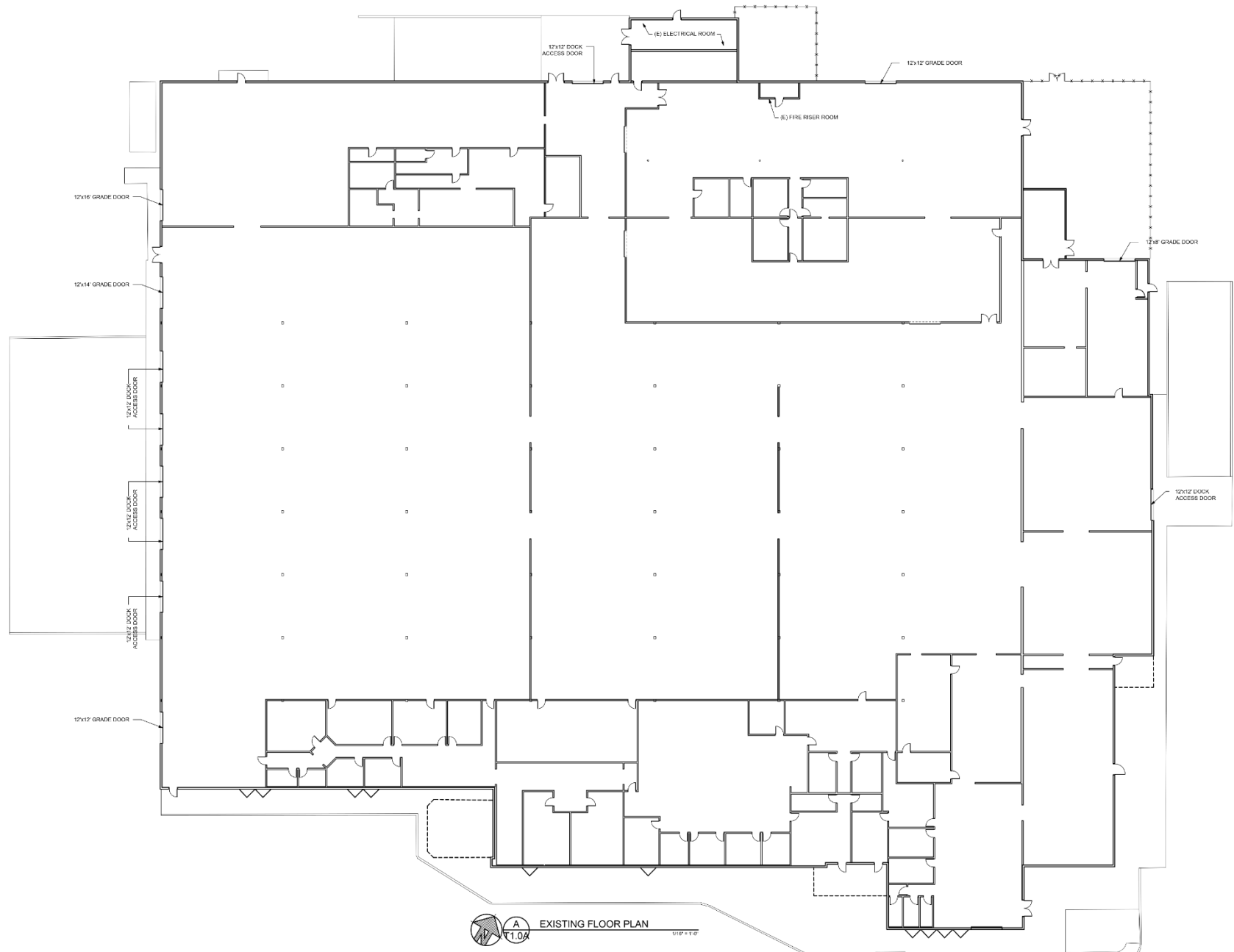


## Interior Photos





# Floor Plan



 A  
1.00  
EXISTING FLOOR PLAN  
1/10" = 1'-0"



## Contact Us

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