

For Sale or Lease

Approximately 10,000 Square Foot Industrial Building
1415 South Cherry Avenue
Tucson, Arizona 85713



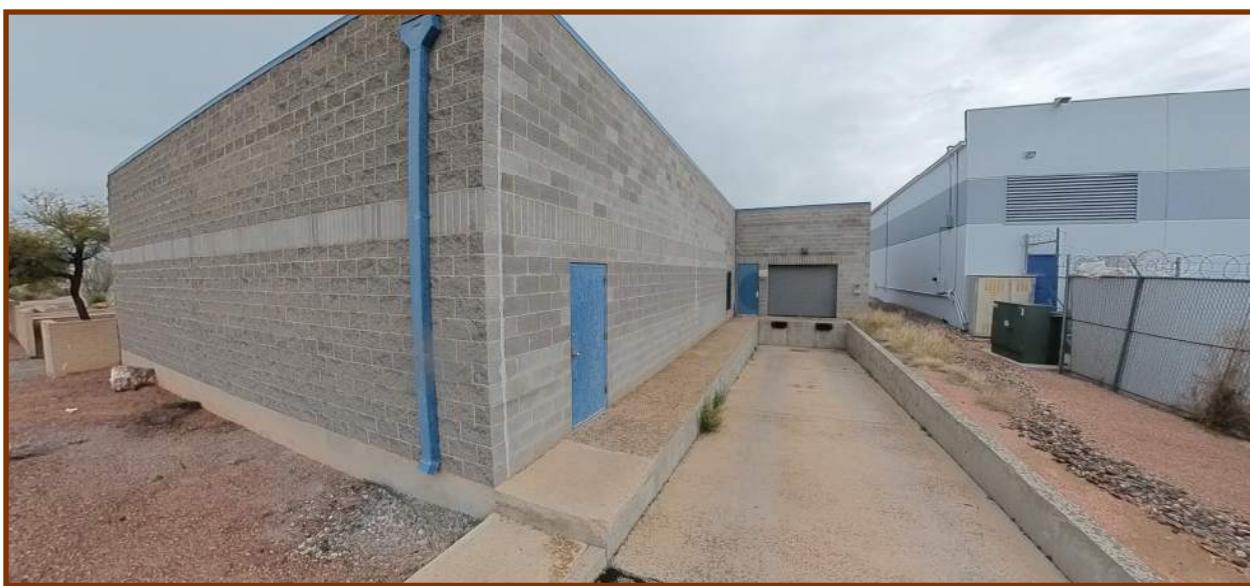
Building Size:	Approximately 10,000 gross square feet industrial building, based on permitted construction plans. Approximately 3,230 square feet of finished office space.
Lot Size:	Approximately .77 acres 33,710 square feet (assessor's role).
Description:	100% HVAC facility, ideally suited for manufacturing, assembly, engineering, optical sciences, laboratory, machine shop, etc.
Electrical:	600 AMP 3 Phase 208/120v with a 400-amp and 200-amp Master shut off switches.
Sale Price:	\$2,195,000.00 (\$219.50/Gross Square Foot)
Lease Rate:	\$1. 25/square foot per month (\$12,500.00 per month) plus City/State rental sales taxes currently 3.1%.
Occupancy:	Occupancy Immediately, 2025.
Type of Lease:	Triple Net, Tenant pays utilities. Triple net charges approximately \$.40 per month (\$4,000.00 per month). Includes: Current taxes, Insurance, Landscape, HVAC annual maintenance, reserves for parking lot and roof, management, etc.
Tax Code:	129-08-064C Year Built: 1986
Zoning:	I-1, City of Tucson Light Industrial
Electrical:	600 amp 120/208V/3 phase 4 wire
Doors:	One grade door to warehouse and one dock door with truck ramp.

Chase C. Cotlow
3832 East Kleindale Road Tucson, Arizona 85716 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free) (520) 241-1082 (Mobile)
Dean P. Cotlow President/Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site) cotlow@cotlow.com Chase@cotlow.com (Email Addresses)



It's simple. We get it done.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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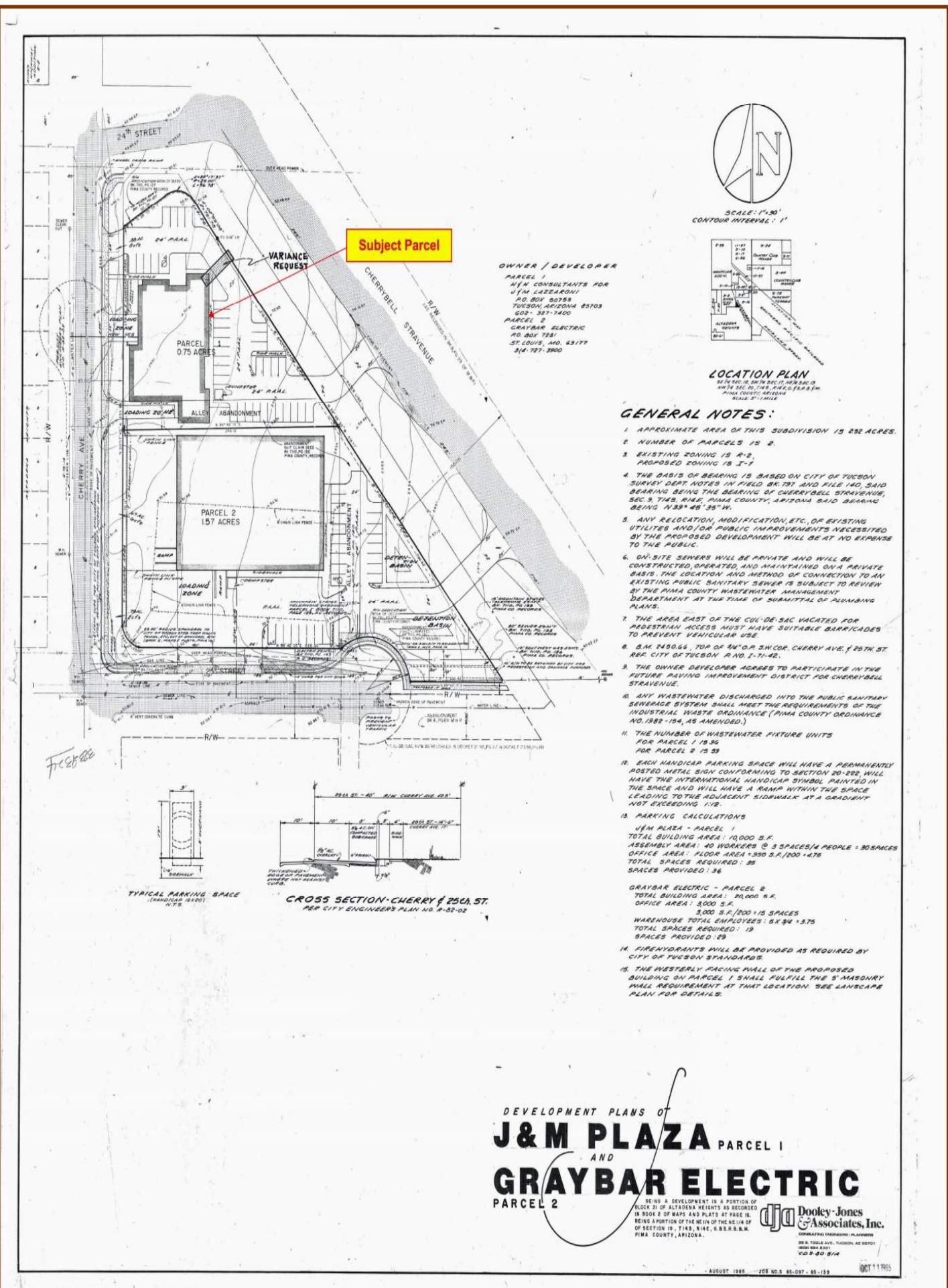
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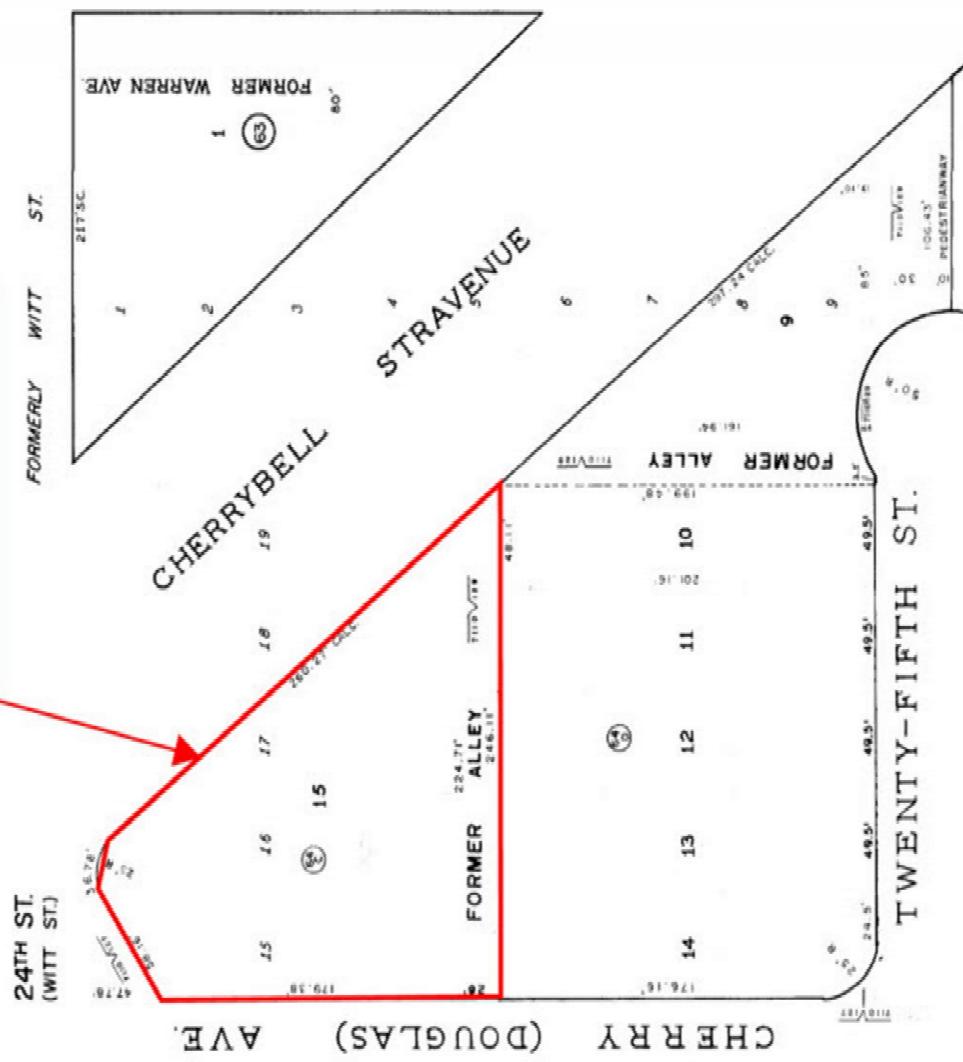
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ASSESSOR'S RECORD MAP

Block 21, Altadena Heights

129-08
17/26

Subject Parcel



SCALE - 1" = 50'
SEE BOOK 2, PAGE 16, M & P.
1986-2

M02016_B21

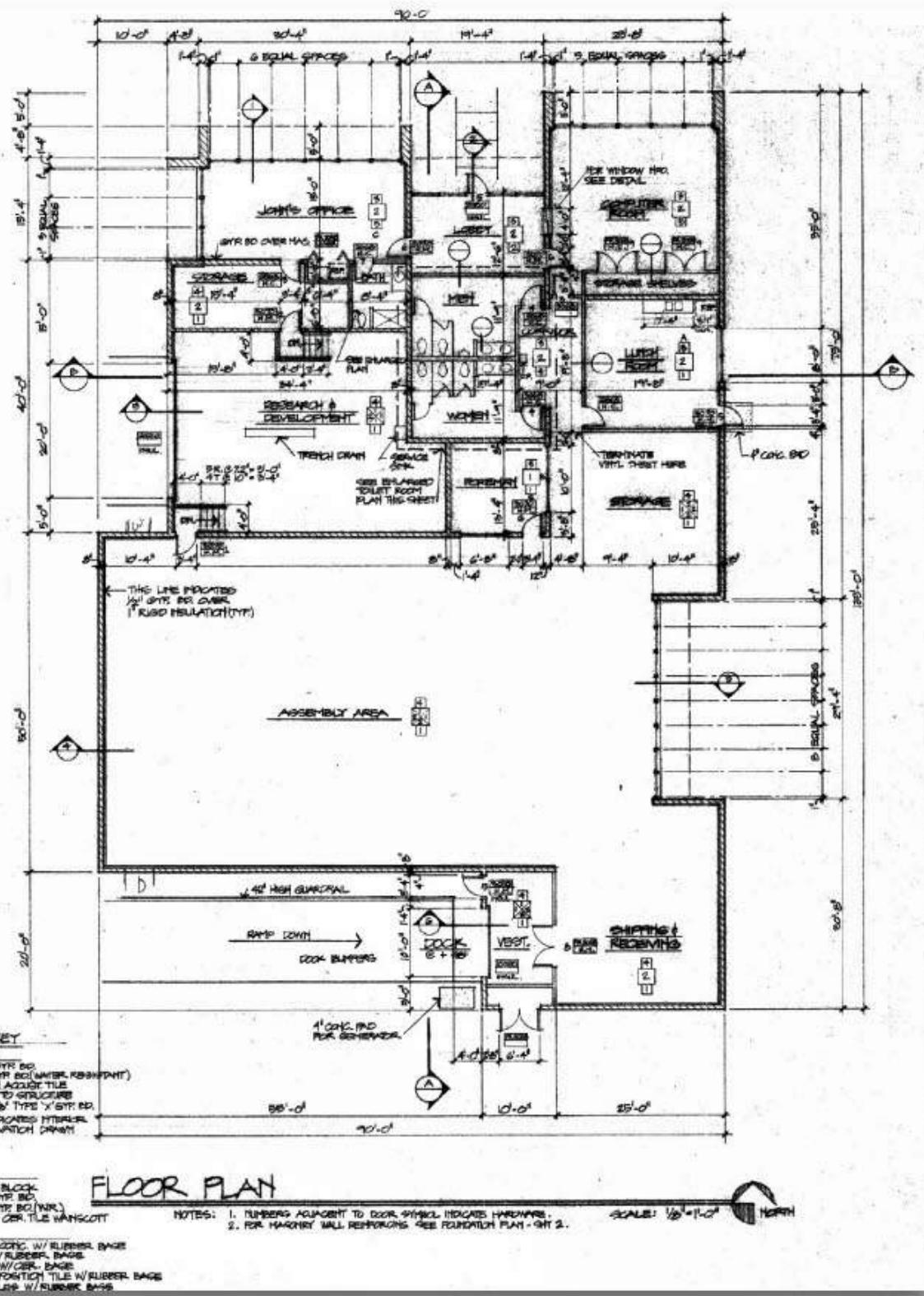
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Space Plan



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AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

SECTION 1- DISCLOSURE

PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing with all parties.

A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing.

A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.

LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties.

The Broker shall be obligated at all times to deal honestly and fairly with all parties.

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SECTION 2- ELECTION

PURCHASER'S/TENANT'S Election (complete this section if you are the Purchaser/Tenant)

The undersigned elects to have: *(check any that apply)*

<input type="checkbox"/>	Broker represents the Purchaser/Tenant only as the Purchaser's/Tenant's Broker (See Purchaser's Broker section above)
X	Broker represents the Seller only as Seller's Broker (See Seller's Broker section above).
<input type="checkbox"/>	Broker shall act as agent for both Purchaser/Tenant and Seller (See Limited Dual Representation section above).

DATED this Day of _____, 2024

Acknowledged:

Purchaser(s)/Tenant(s)

Name: _____

By: _____ Purchaser/Tenant _____ Name/Title _____ Date _____

By: _____ Purchaser/Tenant _____ Name/Title _____ Date _____

Broker: Cotlow Company, an Arizona corporation

By: _____ President/Designated Broker _____ Date _____
Dean P. Cotlow



Our ability to think for ourselves, move by ourselves, and follow our own instincts gives us a sizable advantage when scouring the market and pursuing the right opportunities. Especially when our "instincts" have been honed through 30+ years of experience in all forms of real estate transactions.

We never rely on others to lead. We are never afraid to go our own way. Our thinking is intelligent. Innovative. Focused. We see what others don't. We find what others won't. We don't do things the way others do. And we'll never apologize for that.

It's the reason we will deliver exactly what we promise.



It's simple. We get it done.

Corporate/Commercial Real Estate Services

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Cotlow@Cotlow.com

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