

# 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.

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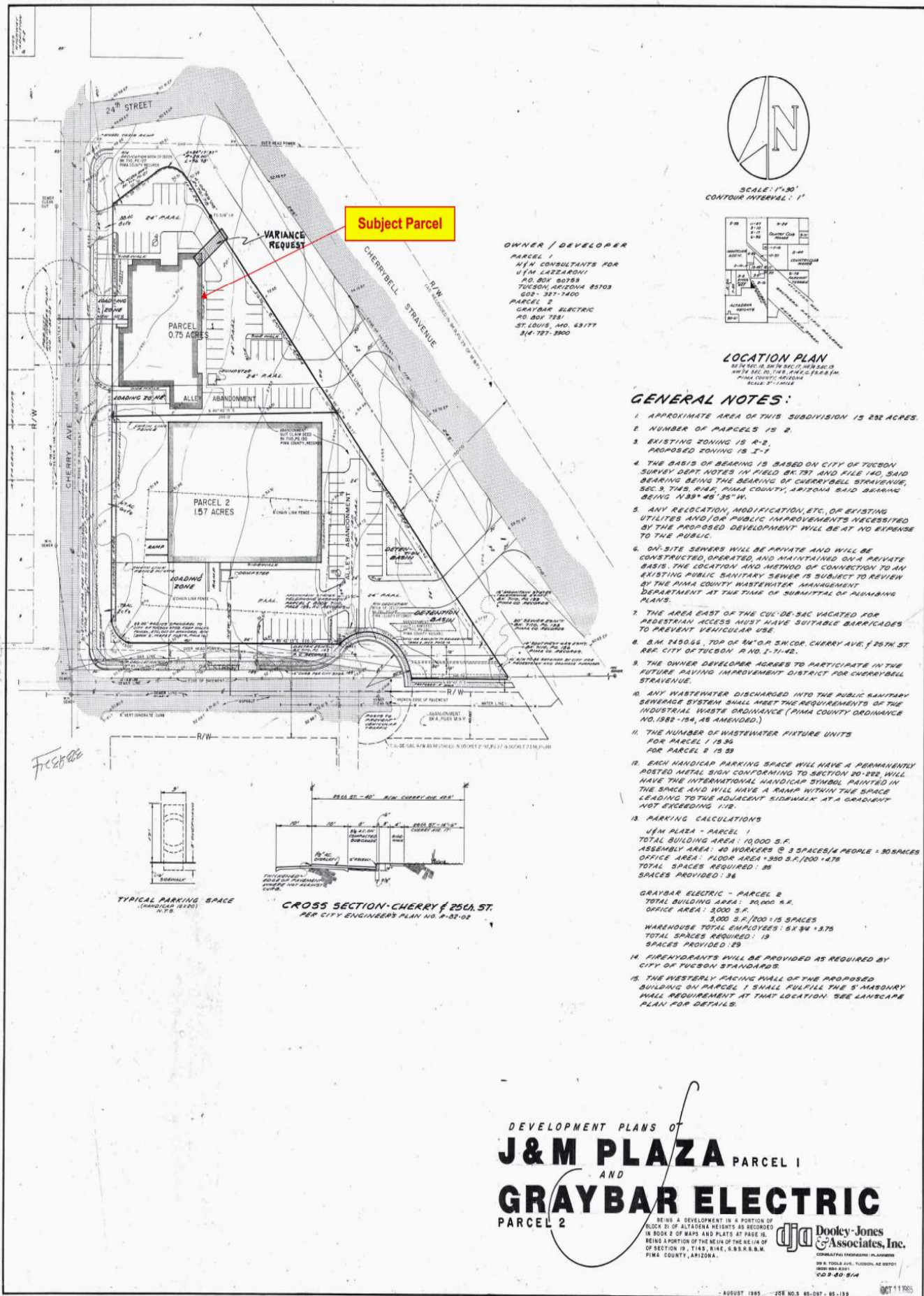


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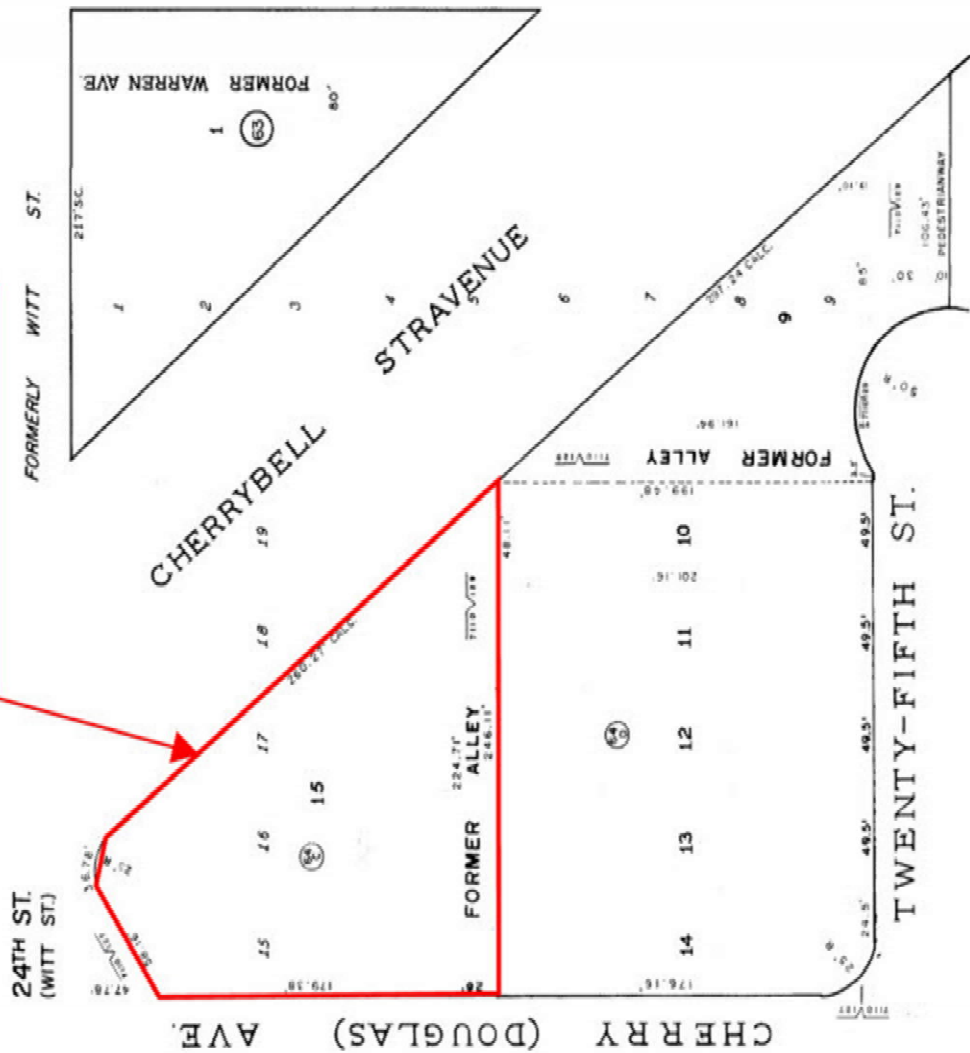
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ASSESSOR'S RECORD MAP

129-08  
17/26

BLOCK 21, ALTADENA HEIGHTS

Subject Parcel



SCALE-1"=50'

SEE BOOK 2, PAGE 16, M & P.  
1986-2

M02016\_B21

11/19 (2)

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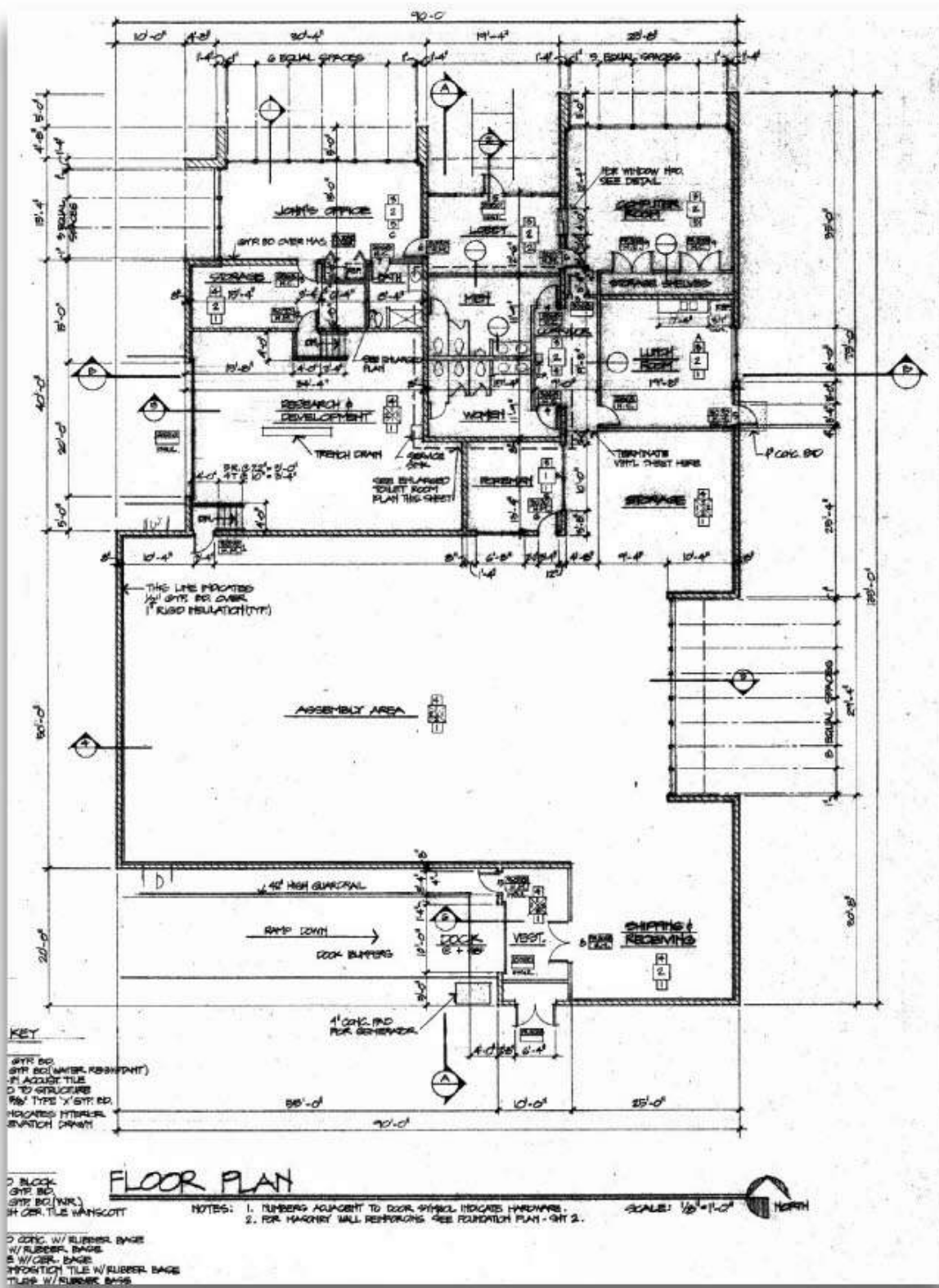


*It's simple. We get it done.*

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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

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#### 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: <i>(check any that apply)</i>	
<input type="checkbox"/>	Broker represents the Purchaser/Tenant only as the Purchaser’s/Tenant’s Broker (See Purchaser’s Broker section above)
<input checked="" type="checkbox"/>	<b>Broker represents the Seller only as Seller’s Broker (See Seller’s Broker section above).</b>
<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	,	2024
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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	_____
Dean P. Cotlow		Date



**Fiercely independent,**  
*so there is never any agenda but yours.*

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.



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