

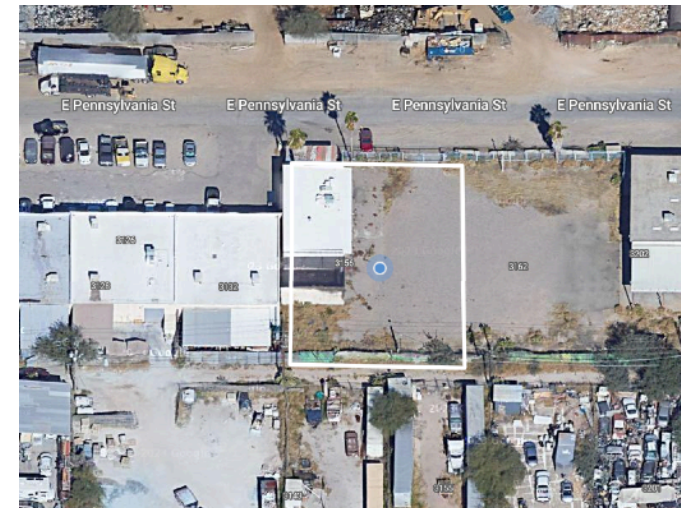
FOR SALE

3150 E. PENNSYLVANIA ST | TUCSON

PROPERTY SUMMARY

TOTAL BUILDING SQ FT:	1,711 SQ FT
TAX PARCELS:	132-23-276C
MUNICIPALITY:	Pima County
ZONING:	CI-2 (General Industrial)
LAND AREA:	0.33 acres
BUILT:	1973
CURRENT BUILD OUT:	Office
BUILDING HEIGHT:	16 ft
DISTANCE TO I-10:	0.9 miles
CONSTRUCTION:	Masonry
ASKING PRICE:	\$395,000

Heavy industrial zoning allows for wide variety of uses on this property. Plenty of yard space for storing equipment or parking vehicles. Additional covered parking in front of the property. The masonry building of approximately 1,711 sq ft is currently built out as office, but appears to have had two roll up entrances previously. Wrought iron fencing in the front creates a secure feeling, with new fencing separating the adjacent lot to be added at close of escrow. Under a mile to I-10, and with the new Country Club interchange that is starting construction, it will be 0.4 miles to the I-10.



JOHN HAMNER, CCIM
(520) 907 0030 | LEASEPROFESSIONAL@GMAIL.COM
JULIAN WILLETTS, CCIM
(520) 820 2231 | WILLETTSJULIAN@GMAIL.COM

RE/MAX EXCALIBUR
6640 NORTH ORACLE ROAD #130, TUCSON, AZ
85704
(520) 623-0000

RE/MAX
COMMERCIAL®



RE/MAX EXCALIBUR

6640 NORTH ORACLE ROAD #130, TUCSON, AZ 85704

(520) 623-0000

RE/MAX, LLC. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

