

WAREHOUSE IN DOWNTOWN TUCSON

451 N Bonita Avenue | Tucson, AZ 85745

FOR SALE



I-10: 164,960 VPD (2024)



Bonita Ave

Commerce Park Loop

SUBJECT



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PROPERTY DETAILS

Available	Phase 1 – ±19,464 SF existing industrial building Phase 2 – Vacant land with ±19,336 SF buildable area
Sale Price	\$2,795,328 (Includes Phase 2 vacant land parcel)
Lot Size	127,598 Sf (2.93 Acres) Phase 1 parcel – 70,142 SF (Improved with building) Phase 2 parcel – 57,456 SF (Vacant land parcel) – separate purchase possible
Zoning	PAD-4
Build-out	32% Office

HIGHLIGHTS

- 24'8" clear height warehouse
- ±19,464 SF industrial building plus adjacent vacant parcel allowing ±19,336 SF future development
- Located in the desirable Downtown Tucson Industrial submarket
- Owner-user opportunity in a supply-constrained industrial submarket
- 1,200 AMP 120/208V 3 Phase Power
- 1 grade level warehouse roll-up door
- Block construction
- Below replacement cost
- Warehouse (100% air conditioned)

TRAFFIC COUNTS

I-10	164,960 VPD (2024)
St Mary's Rd	18,688 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	11,563	\$69,336	17,137
3 Miles	108,614	\$68,636	64,427
5 Miles	252,147	\$71,047	131,152

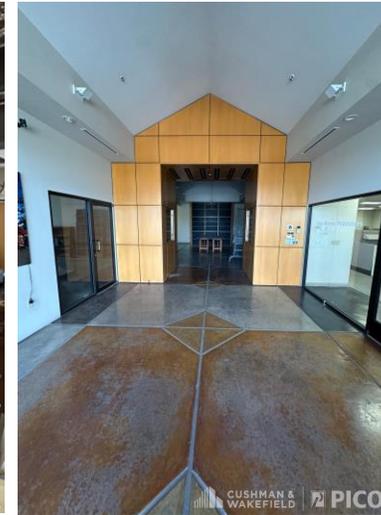
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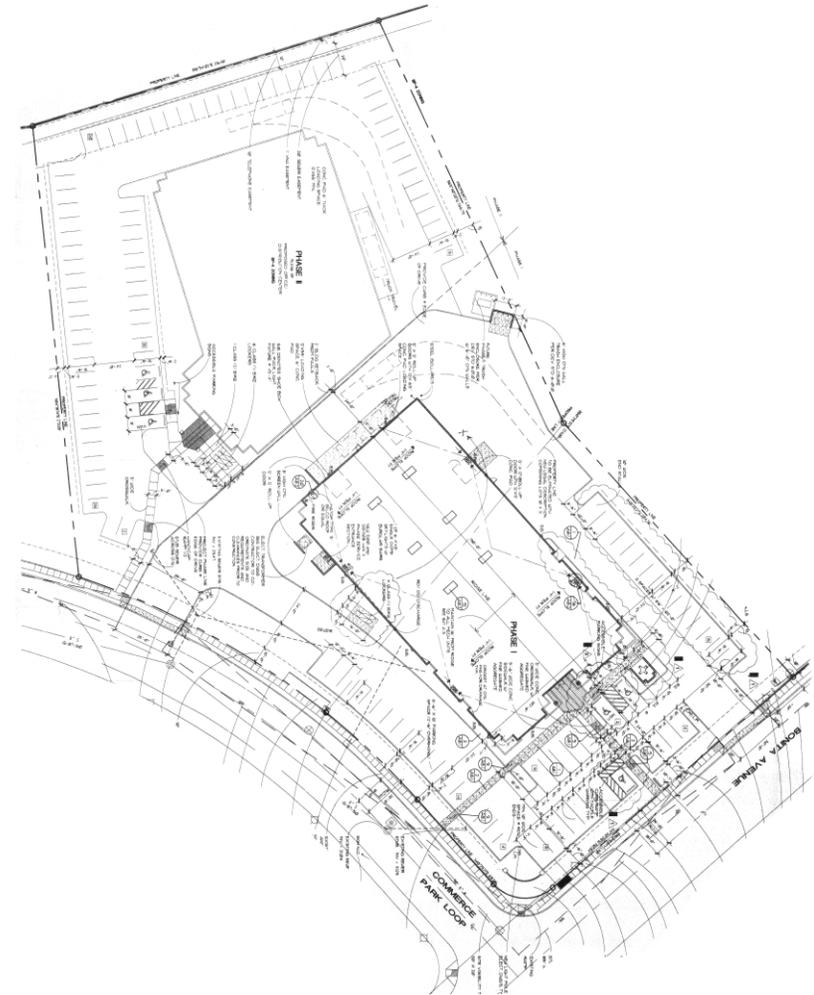
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FLOOR PLAN



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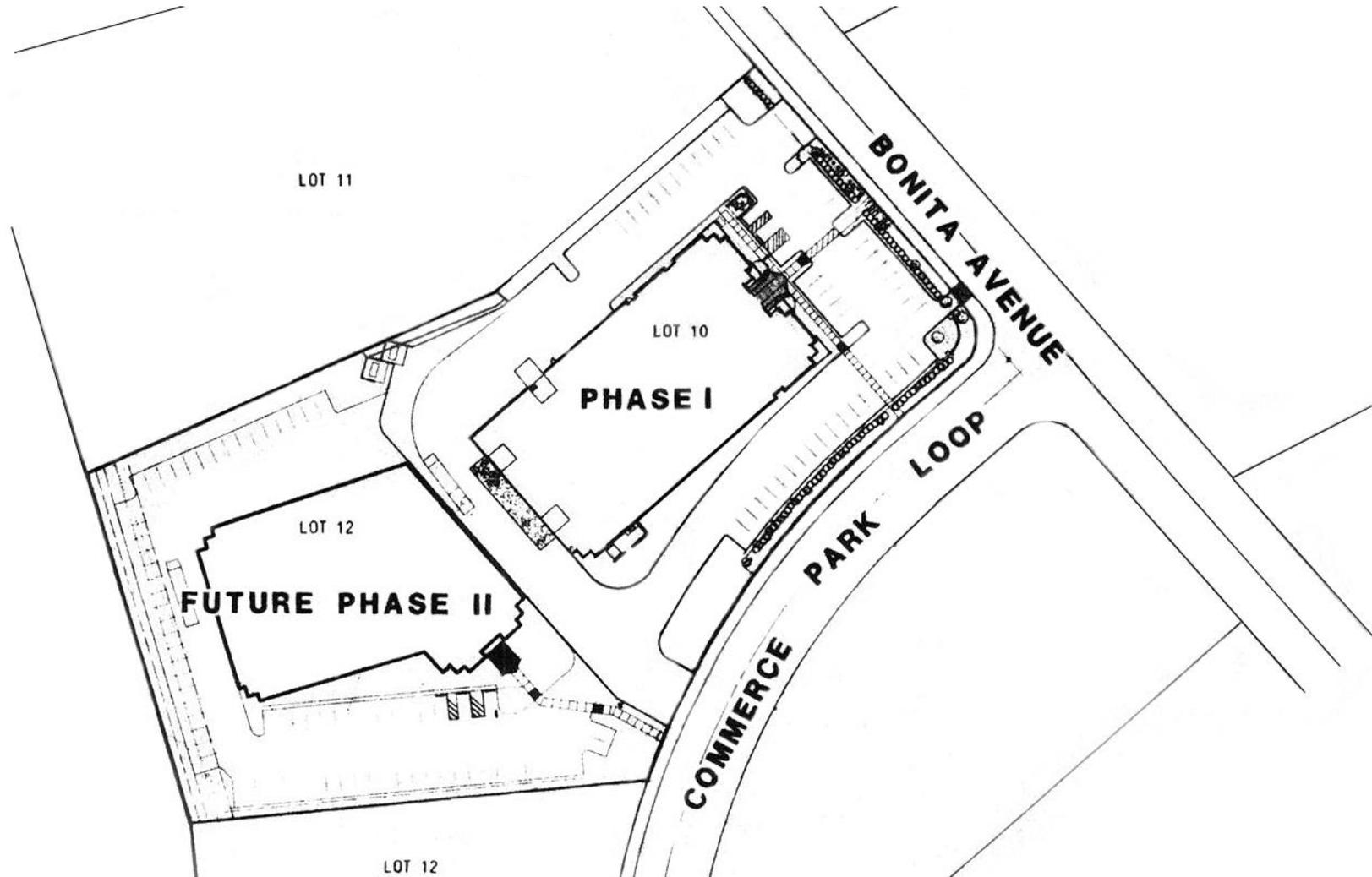
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SITE PLAN



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