

For Sale

**5825 South Palo Verde Road
Tucson, Arizona 85706
*Industrial 10,000 Square Feet***



Building Size:	Approximately 10,000 square feet, (Assessor's role).
Lot Size:	Approximately 0.97 ac. 42,280 square feet (Assessor's role).
Description:	Approximately 1,392 square feet of office/showroom and 8,671 square feet warehouse with a 5,000 square feet canopy.
Sale Price:	\$1,250,000.00 (\$125.00 per square foot).
Occupancy:	Occupancy estimated May/June 2025.
Tax Code:	140-30-020A Taxes \$12,556.51 (2024) (\$1.26/foot).
Year Built:	1985
Zoning:	MU, Office, Commercial, Residential Pima County.
Height:	Eve Height 16' Center Height 20'.
Overhead Doors:	Two 10'X14' and One 10'X10'
Electrical Service:	200 AMPS 240 Volts Single Phase.
Flood Zone:	"Zone X"
Legal Description:	Los Ranchitos Number 7 North 151' of Lot 294 Except Road.

Please do not disturb current occupant. Shown by appointment only with listing agent.

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)
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It's simple. We get it done.

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**ASSESSOR'S RECORD MAP
LOS RANCHITOS NUMBER 7**

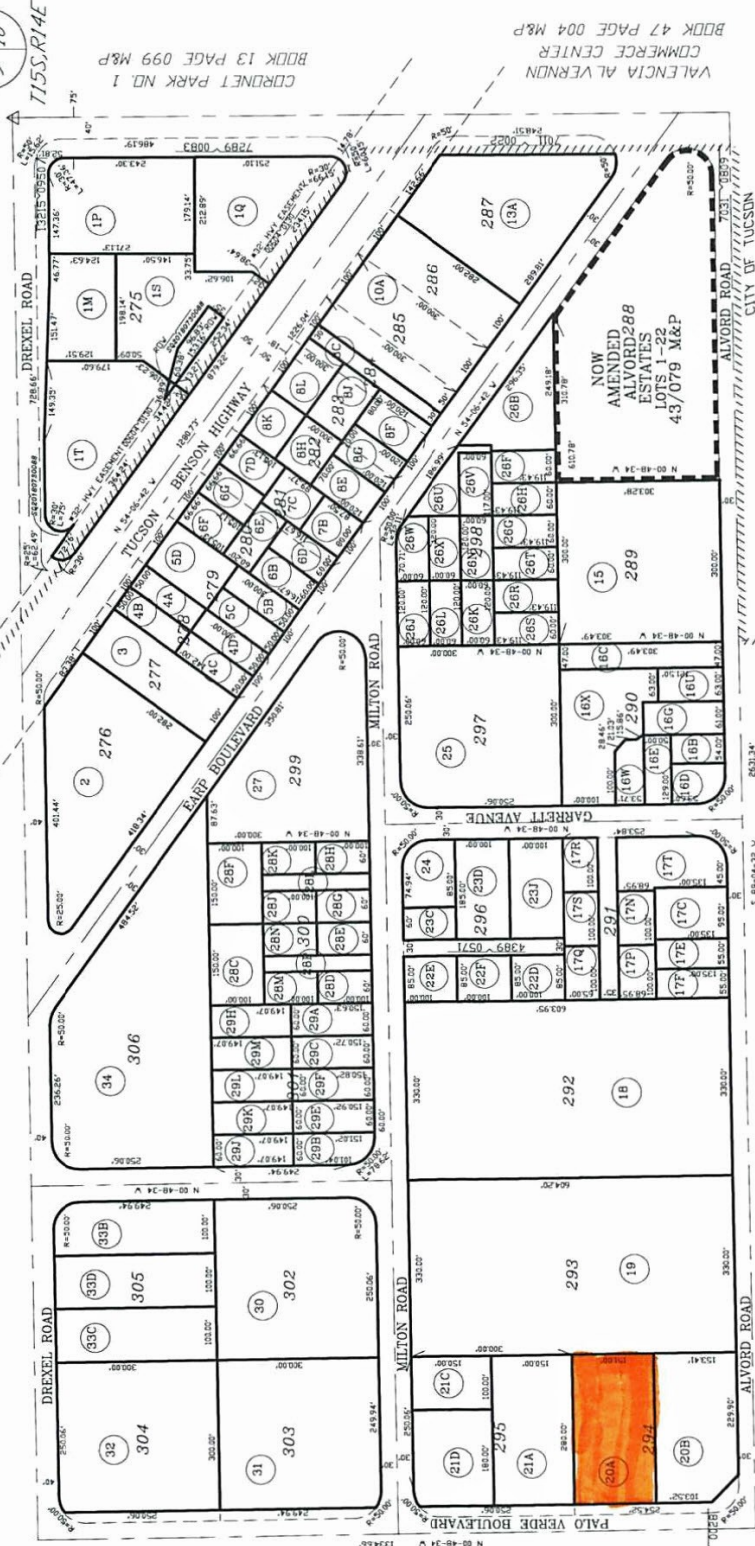
140-30

FORMERLY
139-28

*32' HWY EASEMENT IS FOR RECOGNIZING WHERE PARCEL OWNERSHIP RUNS BENEATH THE HWY, & EXPLAINS WHY THE NEW ROAD DEED APPEARS TO CREATE "ROAD ISLANDS" WITHIN THE PARCELS. A NEW ROAD DEED APPEARS INCLUDING THE NEW LINE OF ACTIVE HWY, RK.

4 3
9 10

LOS RANCHITOS
BOOK 07 PAGE 023 M&P



LOS RANCHITOS NO. 8
BOOK 09 PAGE 002 M&P

VALENCIA ALVERDIN
COMMERCE CENTER
BOOK 47 PAGE 004 M&P

CORONET PARK NO. 1
BOOK 13 PAGE 099 M&P

NOW
AMENDED
ALVORD 288
ESTATES
LOTS 1-22
43/079 M&P

DESERT VIEW
BOOK 51 PAGE 078 M&P

BLACK EAGLE MOBILE MANOR
BOOK 23 PAGE 038 M&P

UNSUBDIVIDED

p/m
county
assessor

766 BOOK 64 PAGE 062 R.F.
SEE BOOK 08 PAGE 071 M&P
2019-1

S09, T15S, R14E

MAP0808071- 12/24/18

FEET



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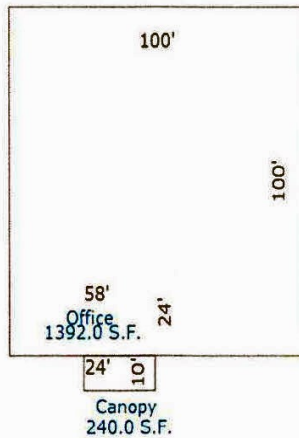
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140-30-020A
5825 S PALO VERDE RD



TOTAL SQ FT 10,000

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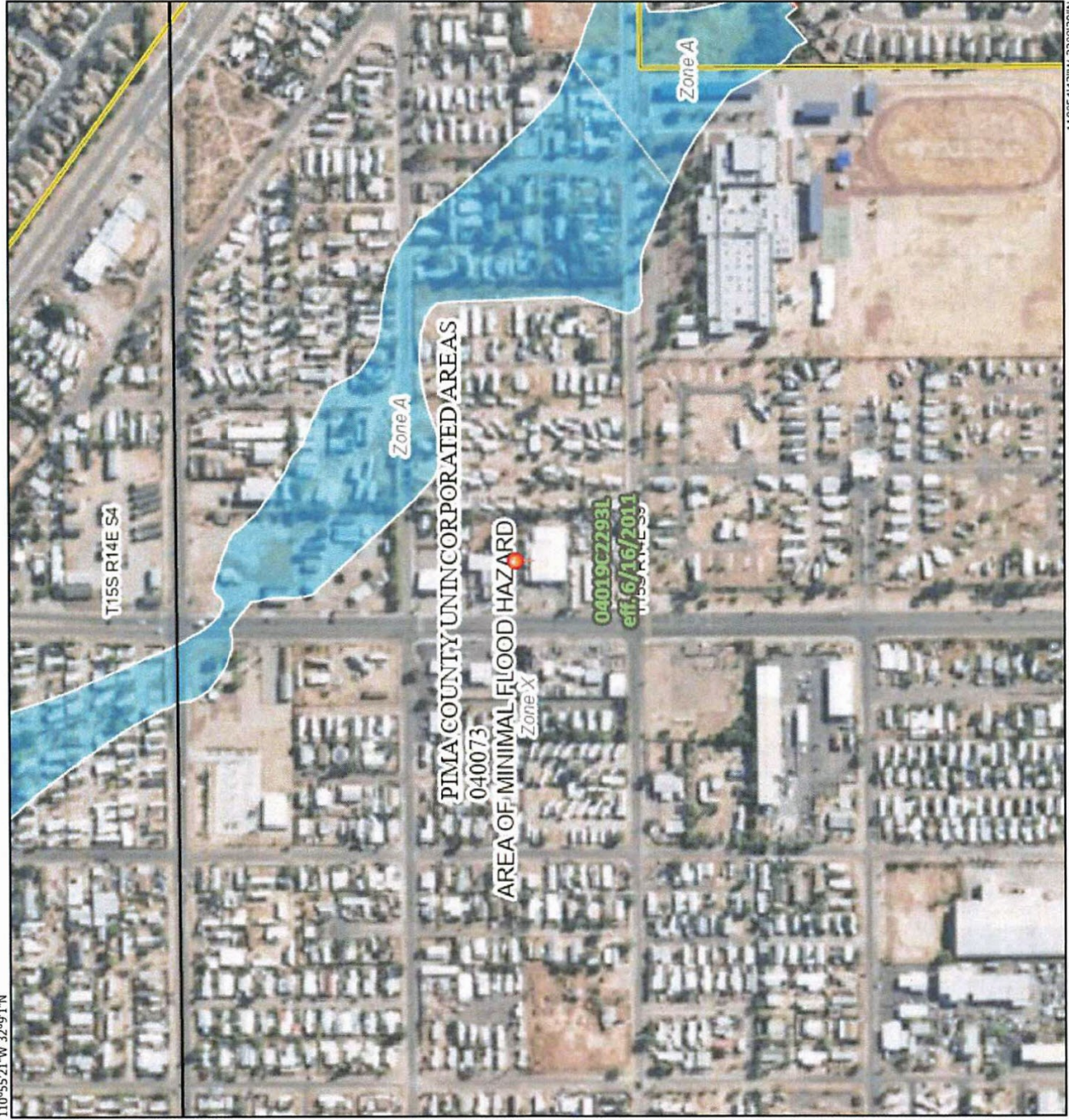
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National Flood Hazard Layer FIRMette



110°55'21"W 32°9'1"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/17/2024 at 2:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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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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