



Santa Cruz Cold Storage

58 Kipper St, Rio Rico, AZ 85648

PRESENTED BY:



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Santa Cruz Cold Storage

\$3,900,000

Perfect investment opportunity! 33,641 sqft of which 18,750 is cold, 7,650 is dry and 7,200 is office. 3 racked cold rooms for different temperatures. 14- 8x9 dock loading doors, 20' plus ceiling heights. Offices are class A and ready to occupy. ADA compliant....



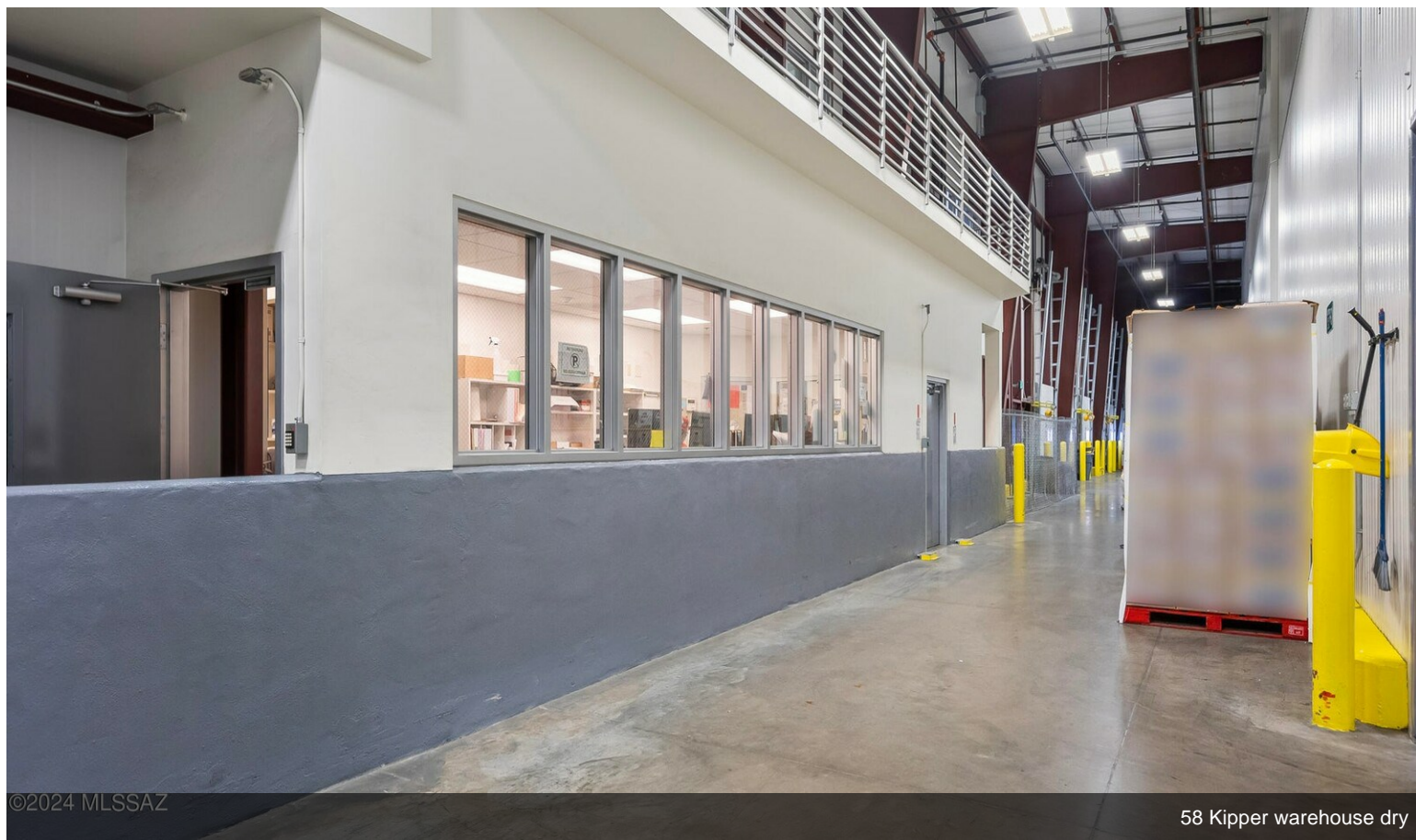
Price:	\$3,900,000
Property Type:	Industrial
Property Subtype:	Refrigeration/Cold Storage
Building Class:	A
Sale Type:	Investment or Owner User
Lot Size:	2.30 AC
Rentable Building Area:	33,641 SF
No. Stories:	33,641 SF
Year Built:	2
Tenancy:	2015
Parking Ratio:	Single
Clear Ceiling Height:	0.95/1,000 SF
No. Dock-High Doors/Loading:	20 FT
Zoning Description:	14
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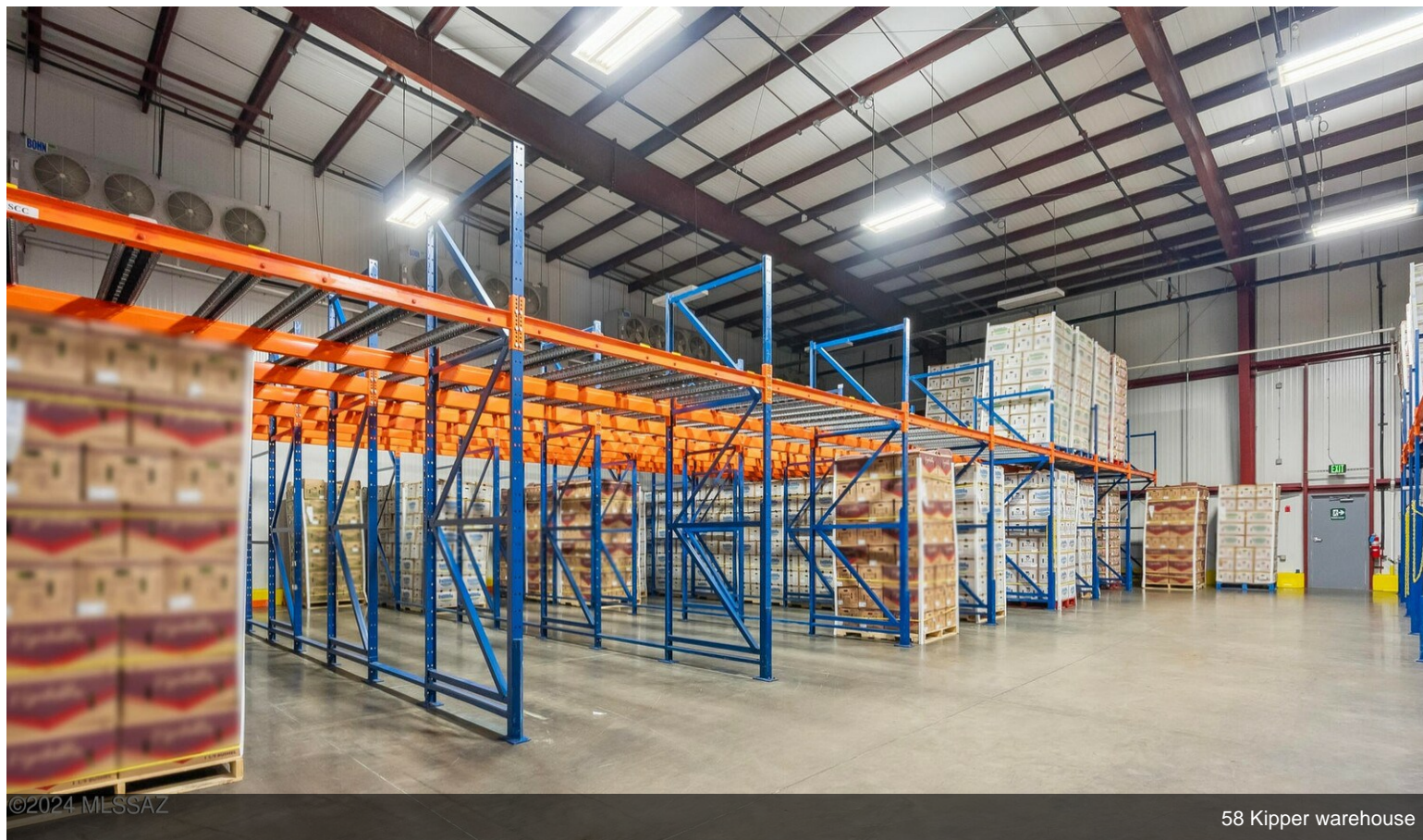


Property Photos



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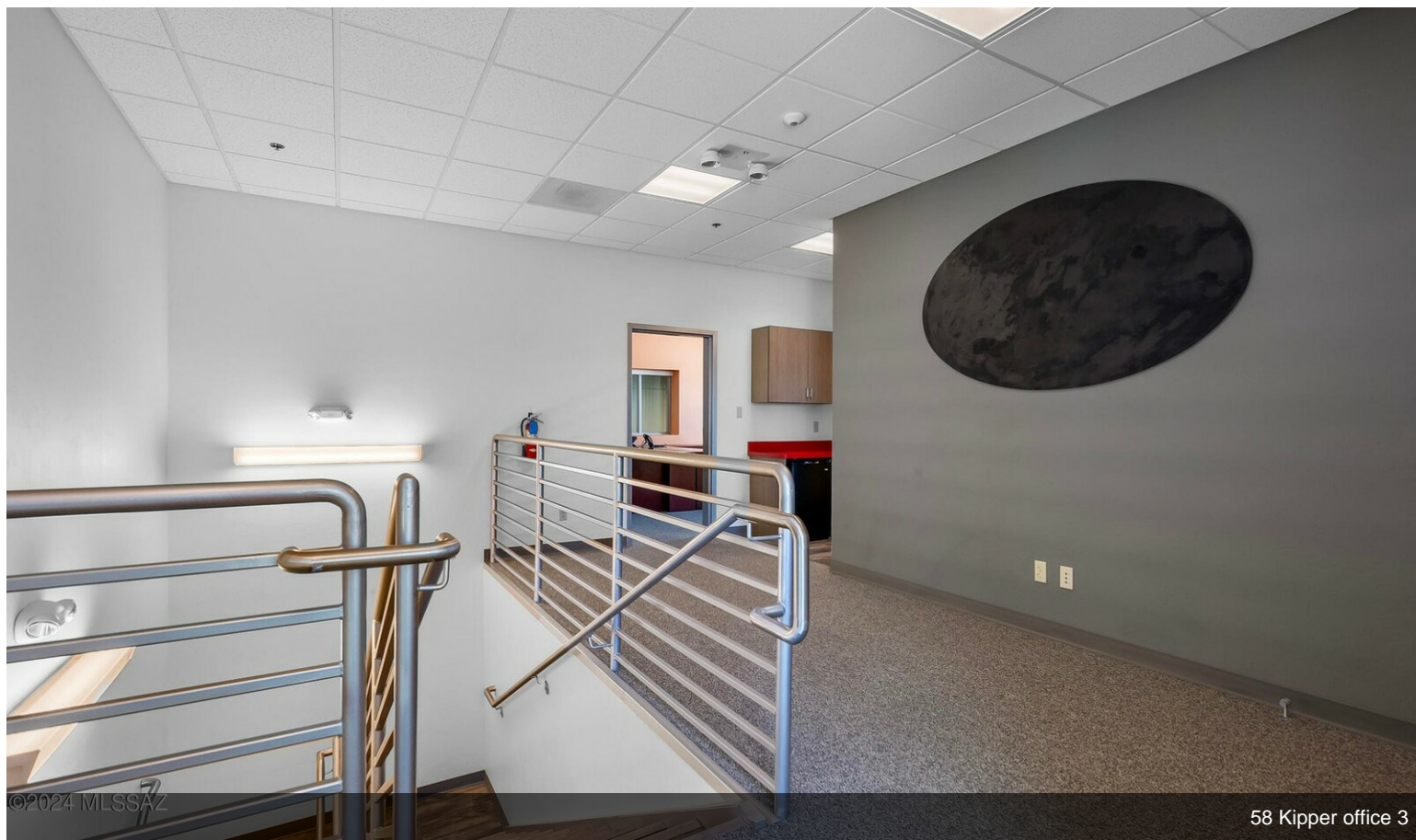
58 Kipper warehouse dry



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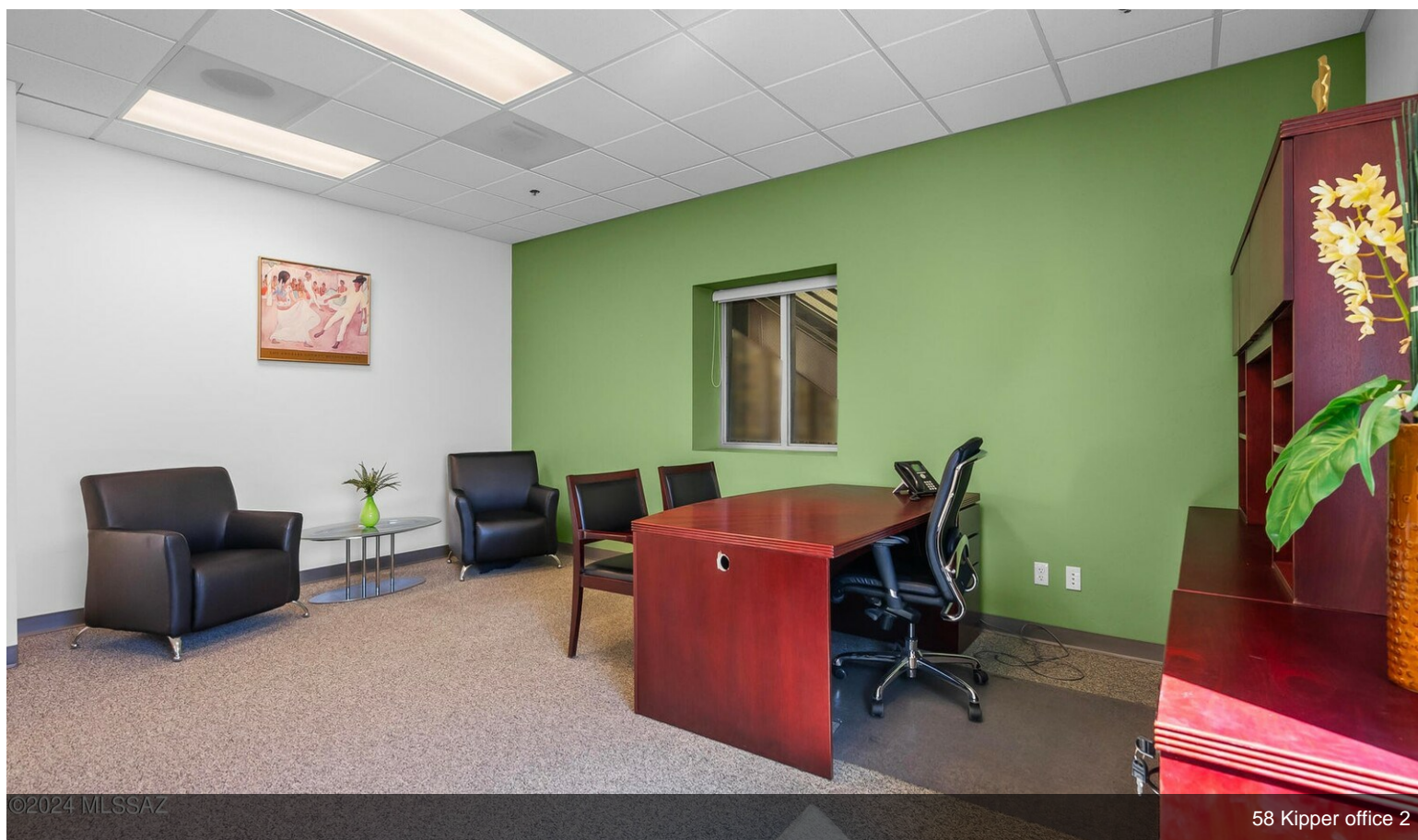
58 Kipper warehouse

Property Photos



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58 Kipper office 3



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58 Kipper office 2