

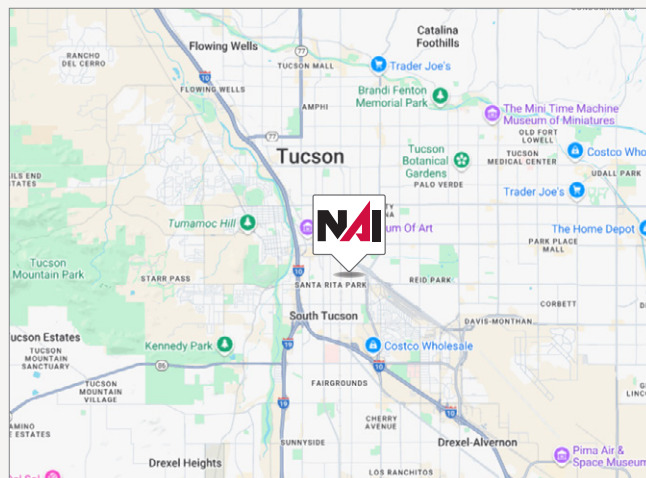


**960 E 17th Street**  
Tucson, Arizona 85719

## Property Features

- 2 Docks with levelers
- 1 Dock without leveler
- Sprinklered with up to 12ft clear height
- Ample on-site parking
- Secured yard and parking
- Conveniently located near downtown Tucson, ideal for multiple uses

|              |             |
|--------------|-------------|
| Year Built   | 1968        |
| Available SF | 6,185 SF    |
| Building SF  | 8,637 SF    |
| Zoning       | I-1         |
| Parcel #     | 124-15-0180 |



| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Median Age        | 31.5     | 32.4     | 35.0     |
| Population        | 11,712   | 105,266  | 297,767  |
| Average HH Income | \$71,289 | \$68,863 | \$66,880 |
| Traffic Counts    | VPD      |          |          |
| E Aviation Pkwy   | 22,465   |          |          |
| S Park Ave        | 17,229   |          |          |

**Kyle Kilgore**

520 999 3736 • kyle.kilgore@naihonorizon.com

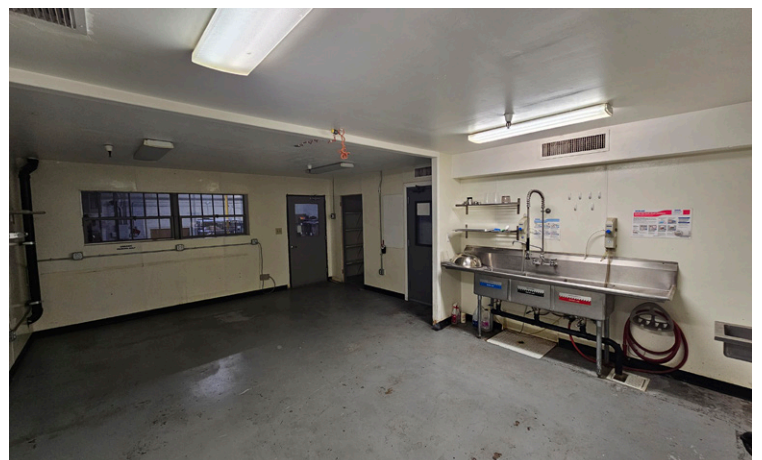
**Gordon Wagner**

520 398 5130 • gordon.wagner@naihonorizon.com

2900 N Swan Rd., Suite 200  
Tucson, AZ 85712  
520 326 2200  
[naihonorizon.com](http://naihonorizon.com)

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## Photos



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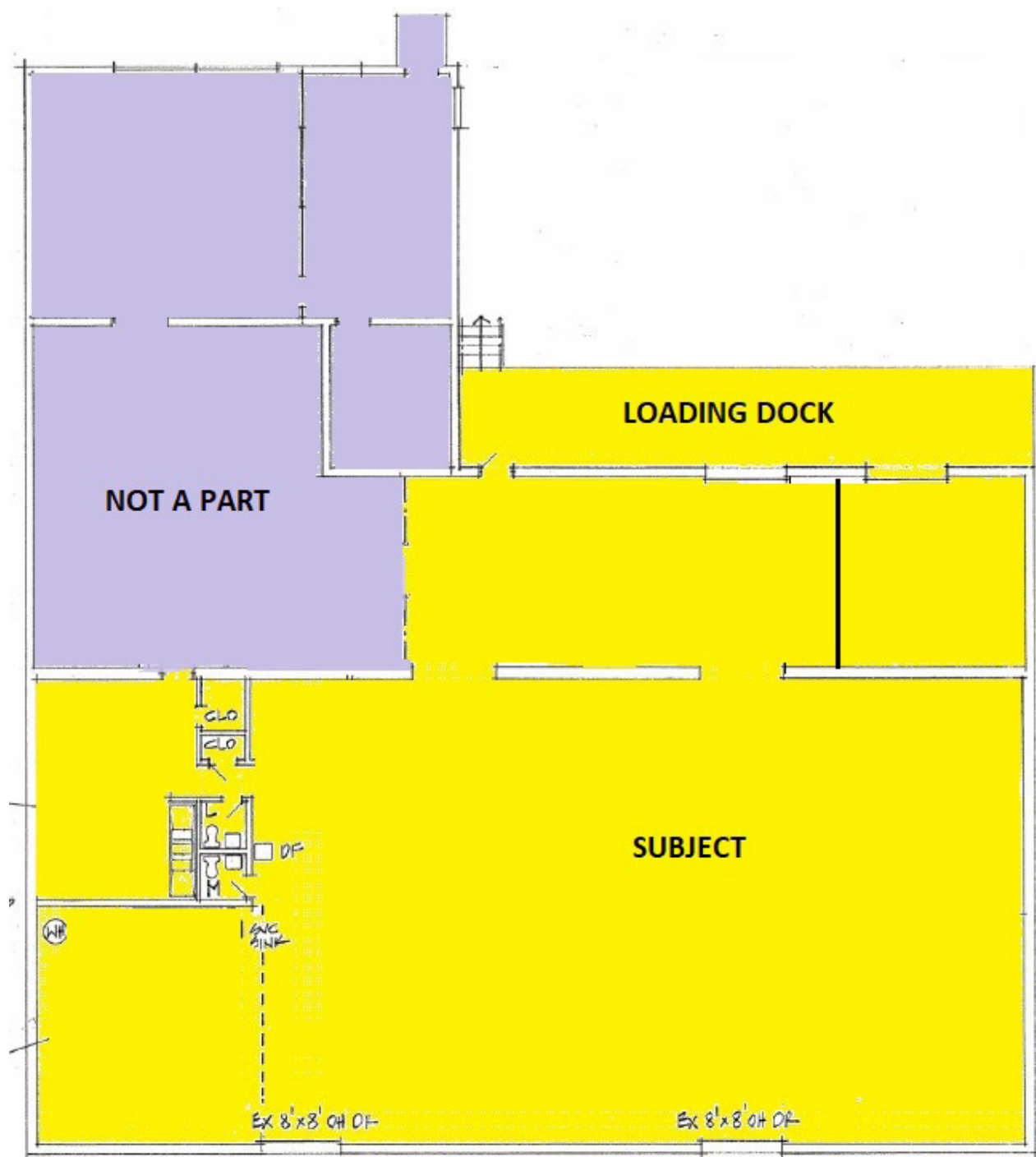
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520 326 2200

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## Floor Plan



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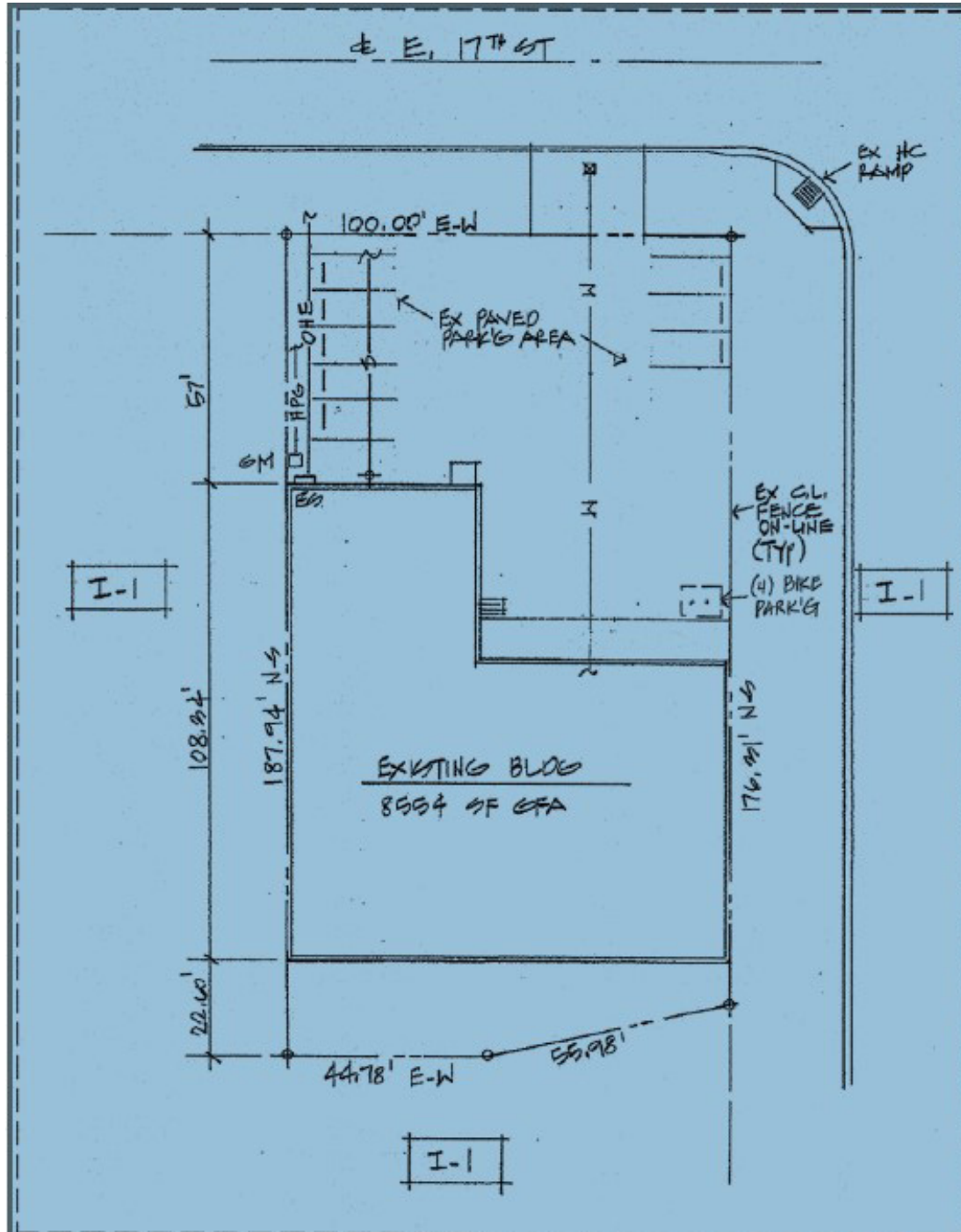
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## Site Plan



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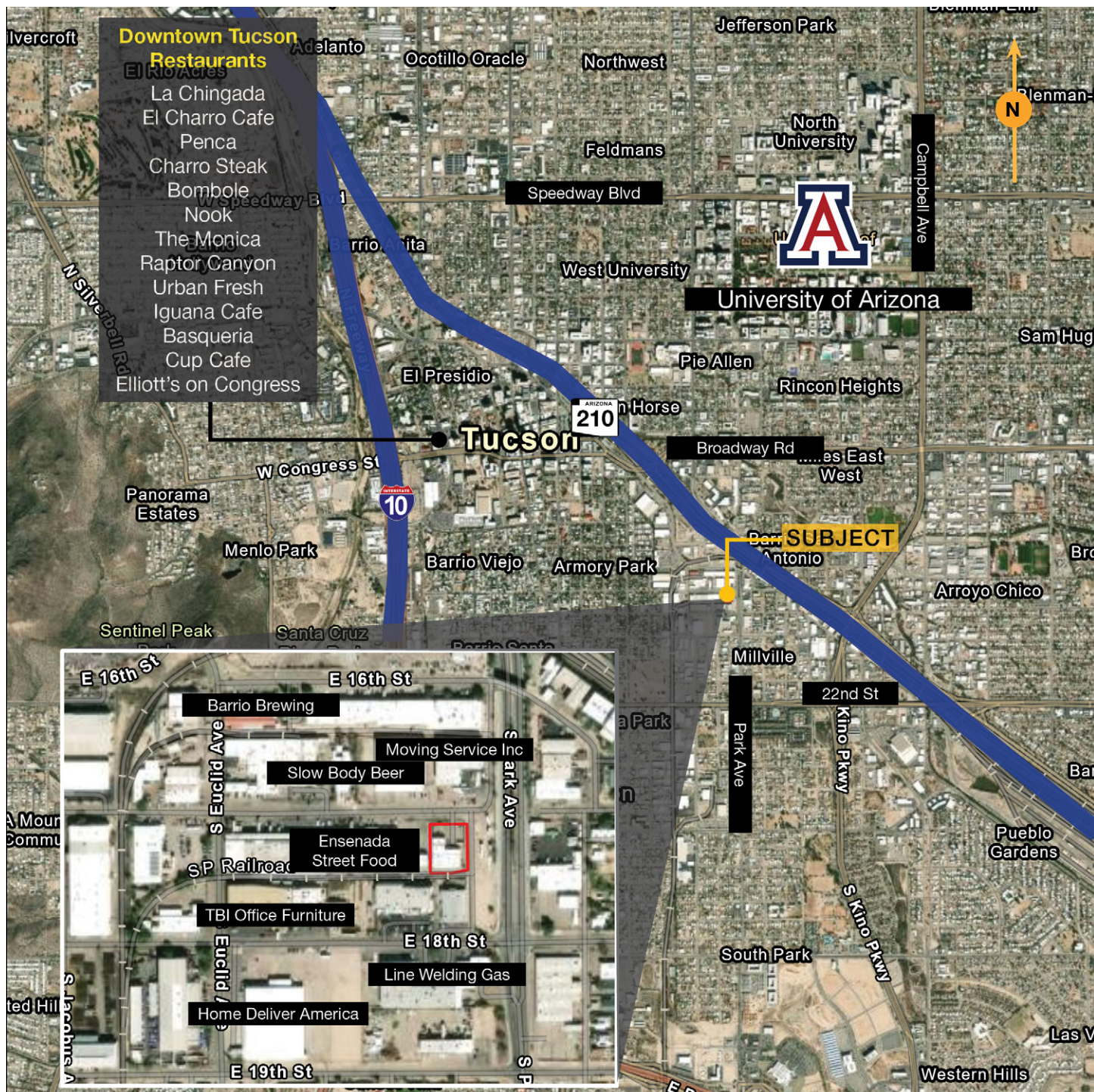
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## Aerial Map



T24-04-029

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