

FOR SALE

3238 E Columbia—Tucson, AZ 85714

\$949,000



- Secure, functional, and centrally located, 3238 E Columbia offers a 6,943 SF office/warehouse on a fully fenced 14,375 sq. ft. lot in Tucson.
- Featuring a rolling gate and grade-level loading, this property is well-suited for owner-users needing efficient access for vehicles, deliveries, and secure on-site storage.
- Zoned CI-2 (buyer to verify specific permitted uses)
- Grade-level loading
- Excellent fit for gem show operations, storage, light warehousing, and service businesses
- Easy access to I-10, Downtown Tucson, and the Aviation -Corridor
- Septic



520-299-3400



Commercial Real Estate Group
of Tucson LLC
Your Trusted Adviser

WWW.CRETUCSON.COM • PHONE: 520.299.3400 • EMAIL: Michael@cretucson.com

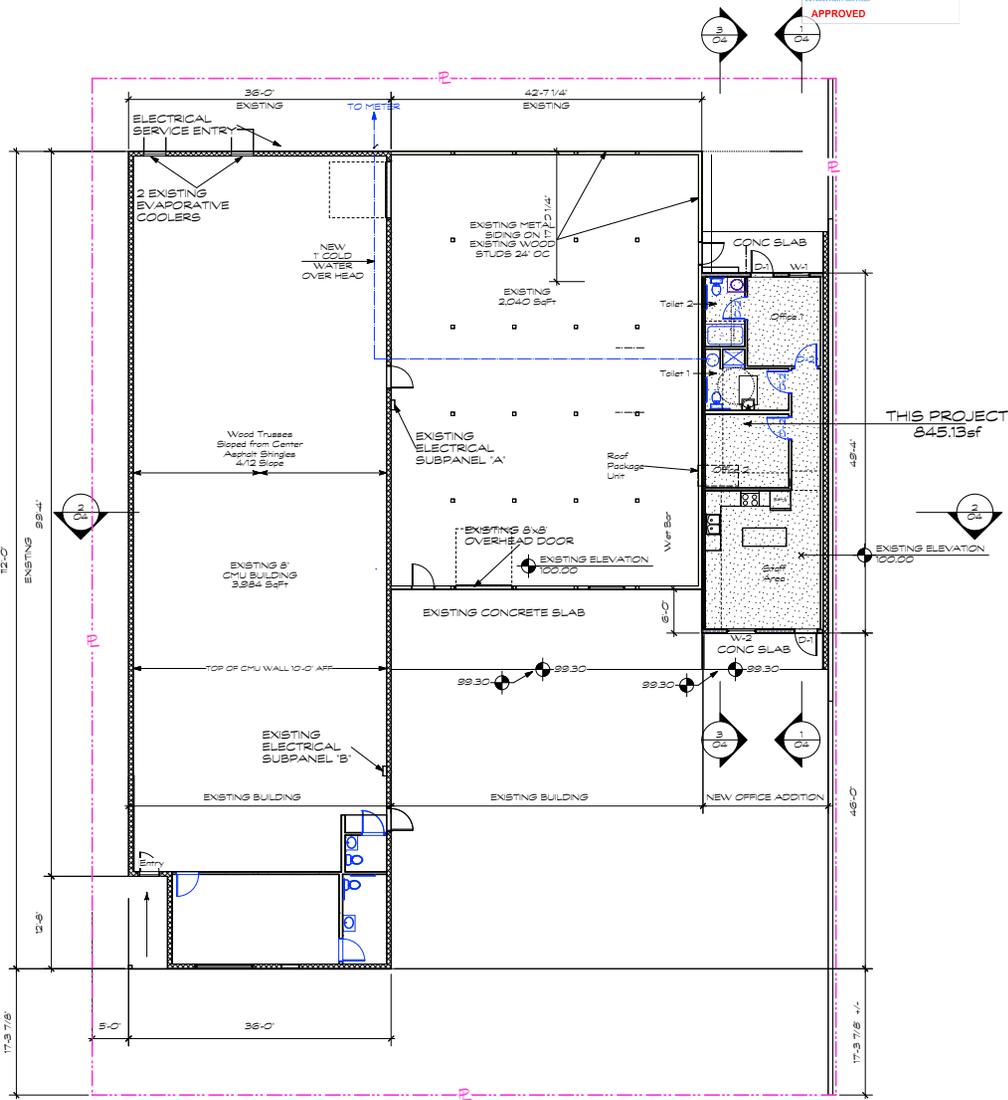
All information about the property is subject to changes without notice and is provided without a warranty. The property listings may be subject to errors, omissions, changes in price, prior sale, or withdrawal without notice. It is also to be noted that the property's availability is subject to prior leasing or other disposition.



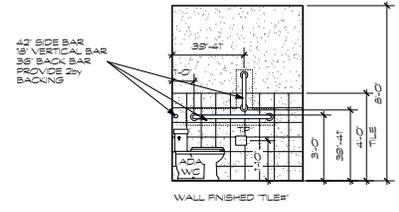
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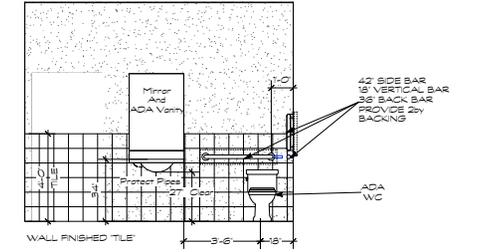
CONTRACT DOCUMENTS



1 EXISTING & NEW FLOOR PLAN - 845sf
Scale: 1/8" = 1'-0"



2 TYPICAL TOILET ELEVATIONS
Scale: 3/8" = 1'-0"



3 TYPICAL TOILET ELEVATIONS
Scale: 3/8" = 1'-0"

FROM THE MINES - NEW OFFICE SPACE
FOR
3238 E COLUMBIA STREET
TUCSON, AZ 85714

- REVISIONS:
- ▲ 12/2/2020
 - ▲
 - ▲
 - ▲

Date:	January 9, 2024
Project #	230906
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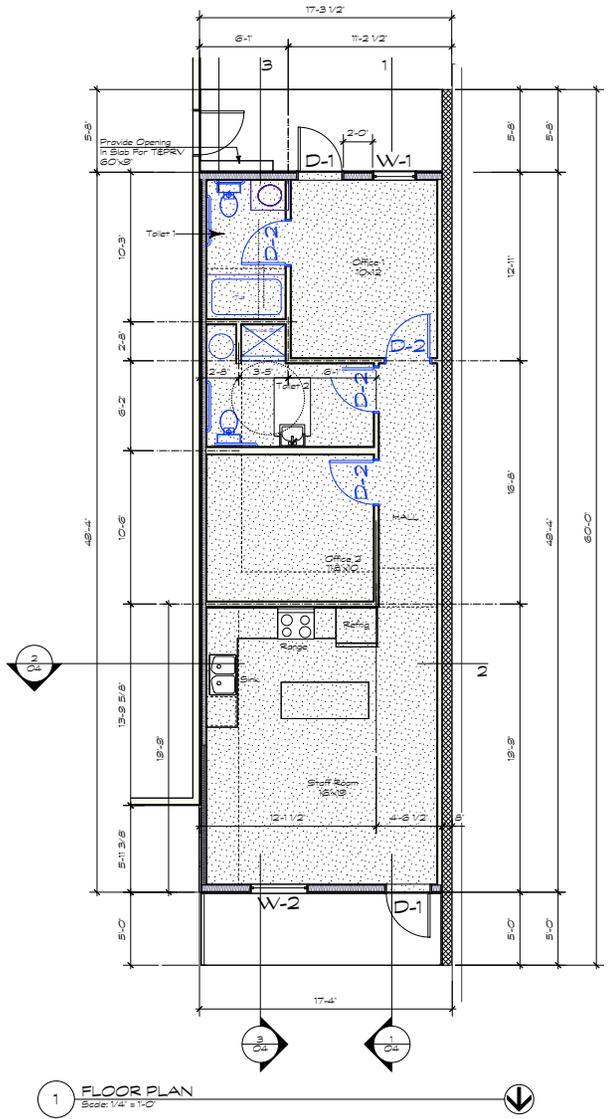
APPROVED SCHEDULE									
MARK	SIZE	Hardware			DOOR	FRAME		U Value	REMARKS
		ADA LEVER			Clr.	Fr.	Clr.	Fr.	
D-1	3'00" x 6'87"	13/4"	INSUL	11 LOCK / DB	MTL	PANT	MTL	PANT	0.39 Floor Glass
D-2	3'00" x 6'87"	13/4"	SC	1 PRIVACY	MB	PANT	MB	PANT	NA MB

ALL DOOR HARDWARE IS LEVER ADA APPROVED

ROOM FINISH SCHEDULE									
RM. NAME	FLOOR	C.E.S.	BASE WALLS				REMARKS		
			North	East	South	West			
STAFF ROOM	TILE	P2	NONE	P2	P2	P2			
HALL	TILE	P2	NONE	P2	P2	NA			
OFFICE 2	TILE	P2	NONE	P2	P2	P2			
TOILET 2	TILE	P2	NONE	TILE#	P2	P2	TILE # 48 / P2		
SERVICE SINK	TILE	P2	NONE	TILE CB	TILE CB	TILE CB	Walls Andersen CM		
OFFICE 1	TILE	P2	NONE	P2	P2	P2			
TOILET 1	TILE	P2	NONE	NA	TILE#	TILE#	TILE # 48 / P2		
TUB AREA	NA	P2	1	NA	TILE CB	TILE CB	NA		

P2: 1/2" x 1/2" sq. glss - P/2 sqd shpl - P/4 8" Exterior - CM is Cultural Marble - WD is Wood - TILE CB is Tile on Cement Bd

WINDOW SCHEDULE						
Double Pane w/ Low-E AMPERSEN 100 SERIES OR EQUAL						
MARK	SIZE	WT	HT	U	SHGC	
1	3'00" x 4'00" SH	12.00	1	12.00	0.31	0.25
2	4'00" x 4'00" SH	16.00	1	16.00	0.31	0.25



1 FLOOR PLAN
Scale: 1/4" = 1'-0"



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