

Tucson, Arizona 85713



2,100± SF Building Sale Price: \$380,000

Property Highlights

- Very well-maintained "Pride of Ownership" property
- Completely renovated/updated within the past five years
- High-efficiency mini-split HVAC units throughout office areas
- Epoxy sealed floors throughout
- Zero lot line building setback for increased yard utility
- · Fenced/gated/paved yard area
- Directly adjacent to Aviation Parkway/ SR-210 (Tucson's only crosstown expressway)

Property Details	
Building Size	2,100± SF
Site Area	9,135± SF
Current Office Buildout	Est 30% (can be reduced), including kitchen area plus a restroom with shower
Zoning	CI-2, General Industrial, Pima County
Natural Gas	Available
Power	200A single phase
Clear Height	12'5 to 14'
Loading	Four (4) grade doors available

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Aerial



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Property Photos











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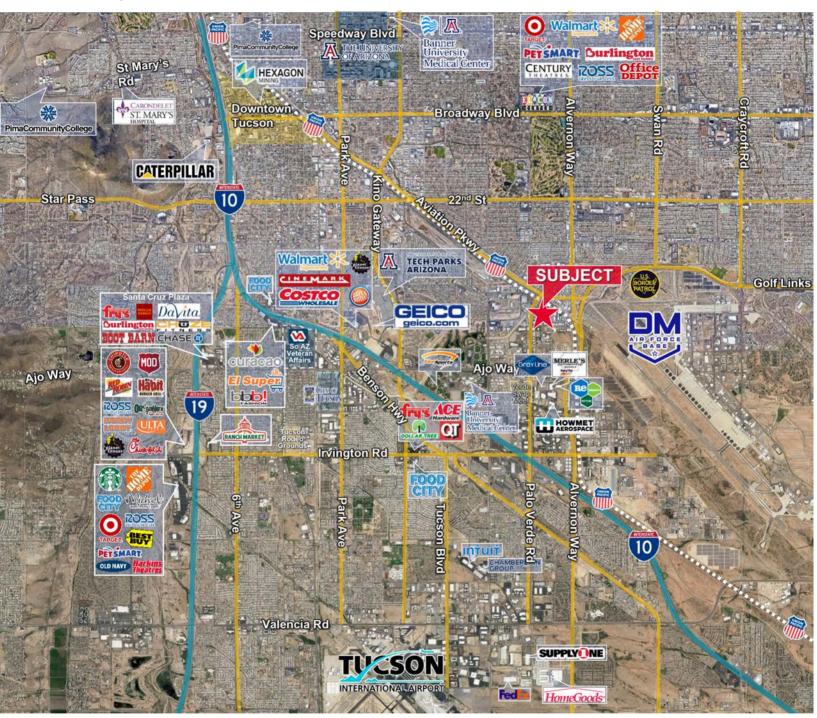
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Trade Map



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