


**INDUSTRIAL BUILDING W/  
FENCED/GATED YARD**

## 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



Property Photos



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1/2/2025

**Property Photos**



- 1. Downtown Tucson: 3± miles
- 2. University of Arizona: 3± miles
- 3. Catalina Foothills: 6± miles
- 4. Davis-Monthan Air Force Base: 1± mile
- 5. Interstate 10: 2± miles
- 6. Tucson International Airport: 5± miles



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**Trade Map**



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