

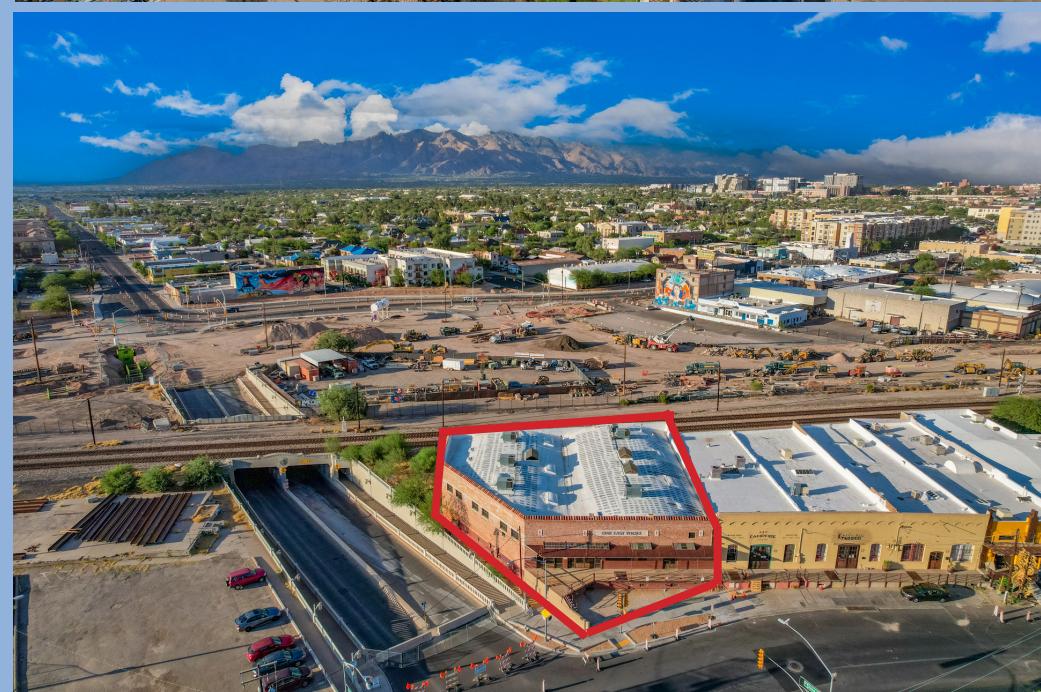
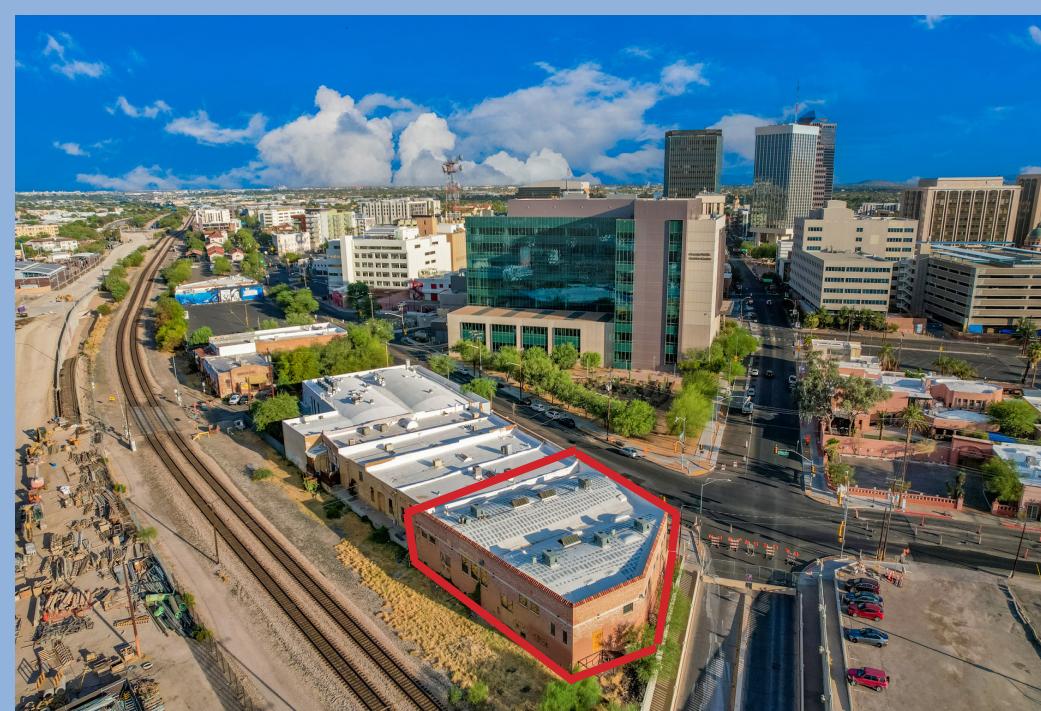
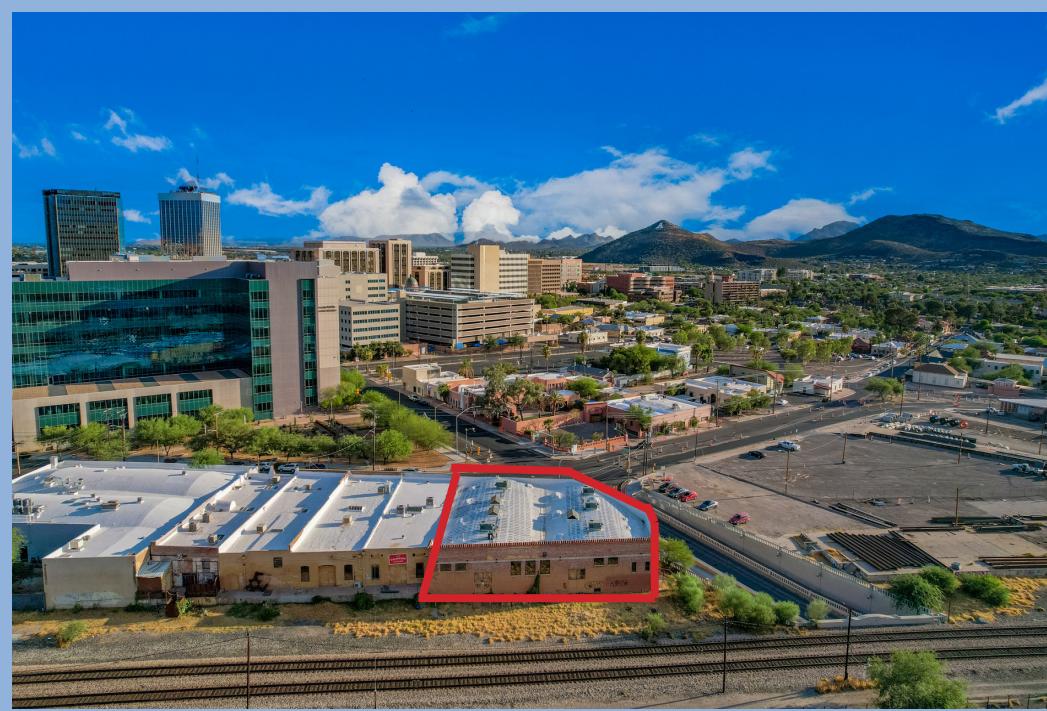
# 17,474 SF Warehouse in Downtown Tucson



**\$2,500,000 For Sale  
\$15,000/mo NNN Lease  
1 E Toole Ave Tucson, AZ 85701**



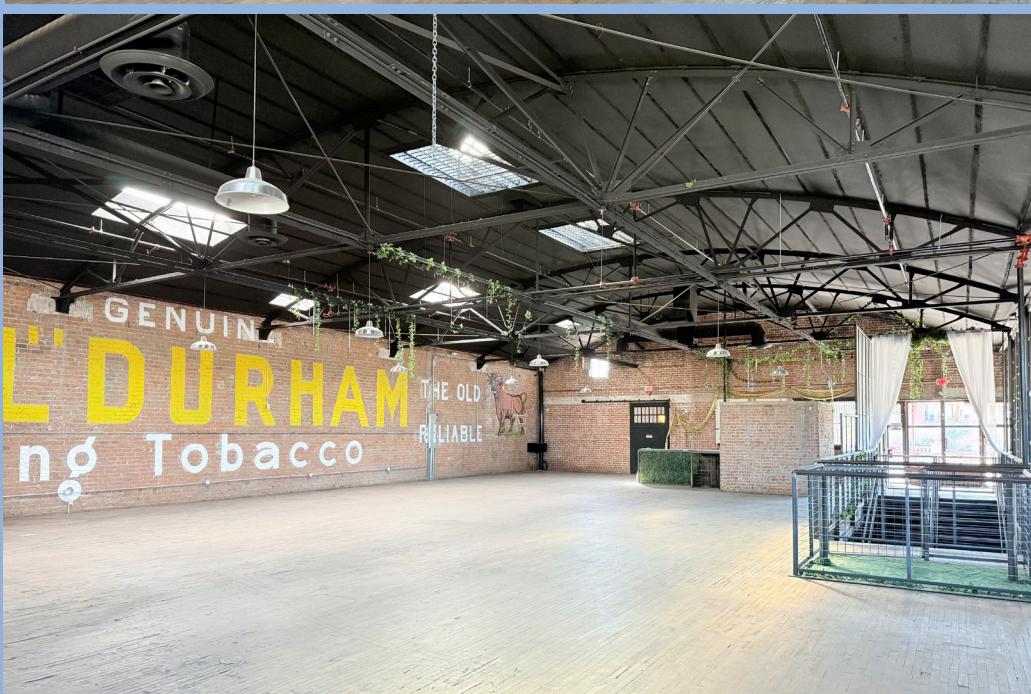
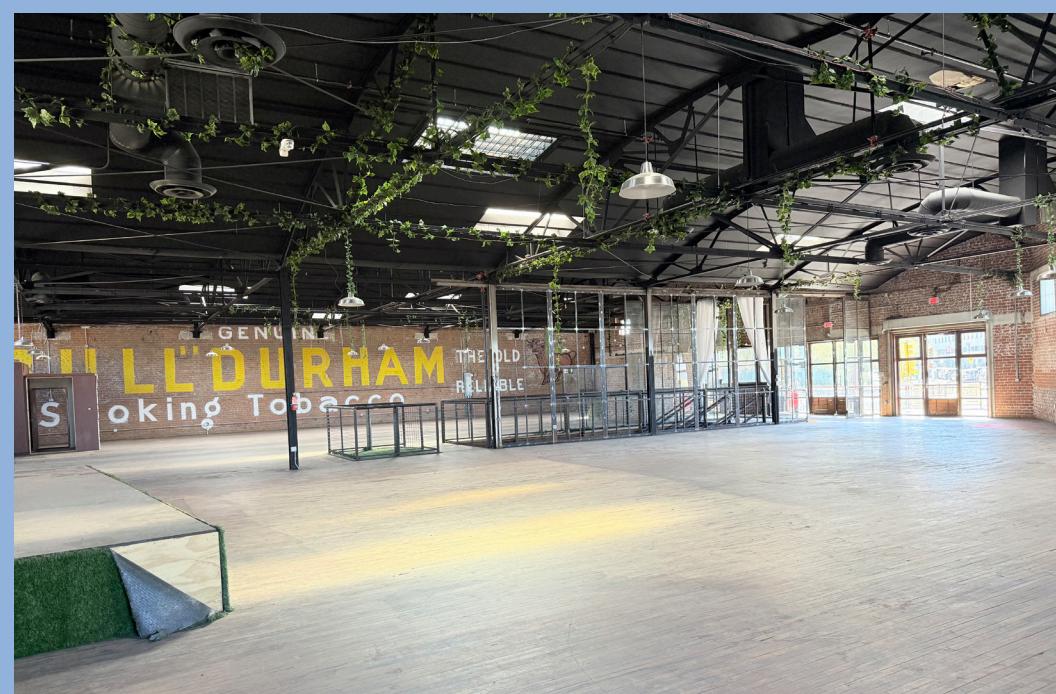
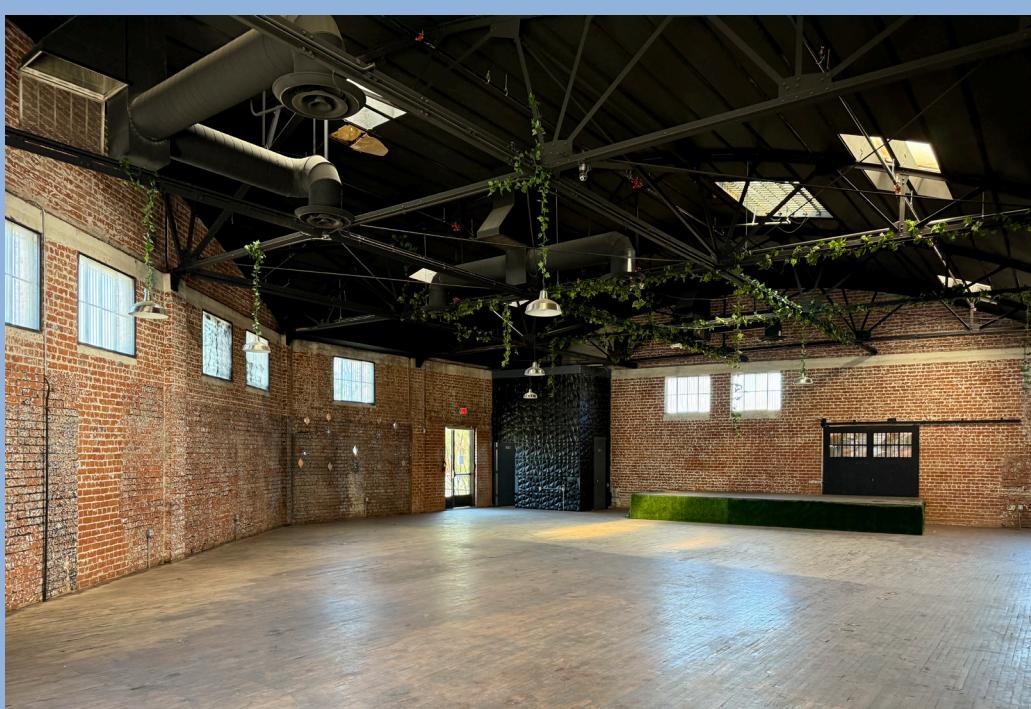
**ROB LAMB  
Cell# 520-444-4411  
roblamb@roblamb.com**



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\$15,000/mo NNN Lease  
1 E Toole Ave Tucson, AZ 85701**



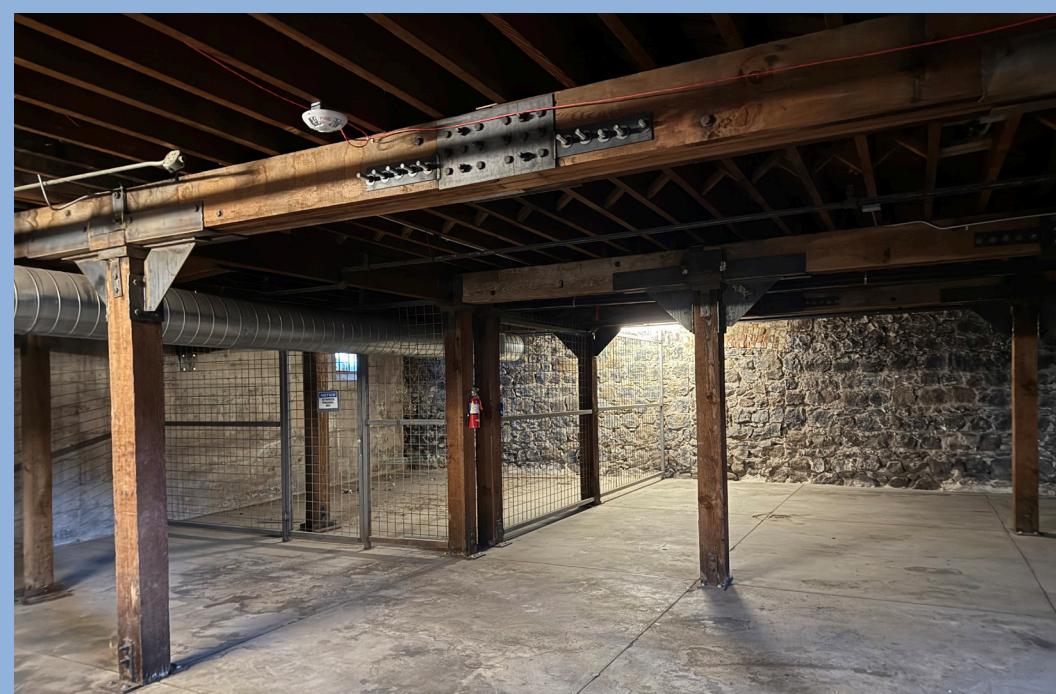
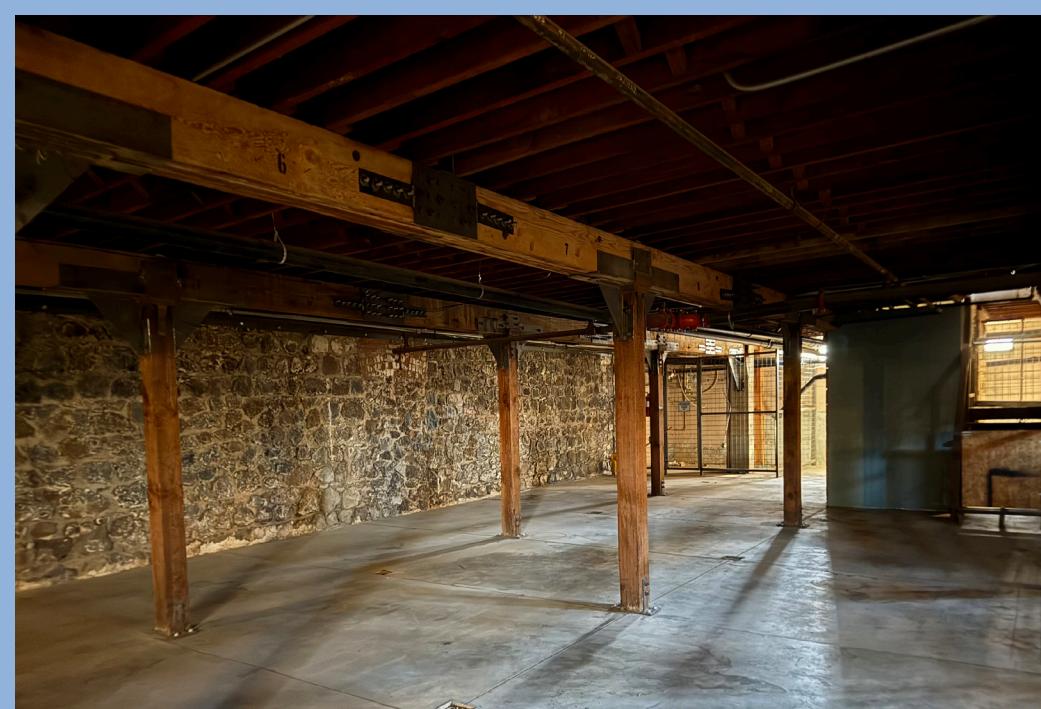
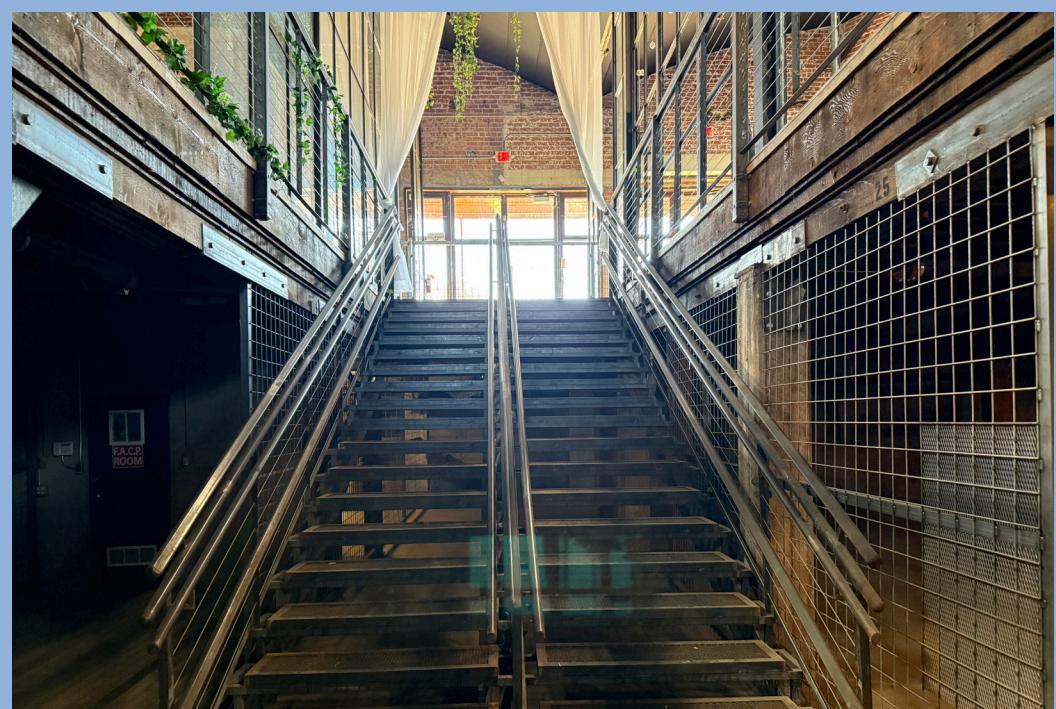
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**LONG  
REALTY**

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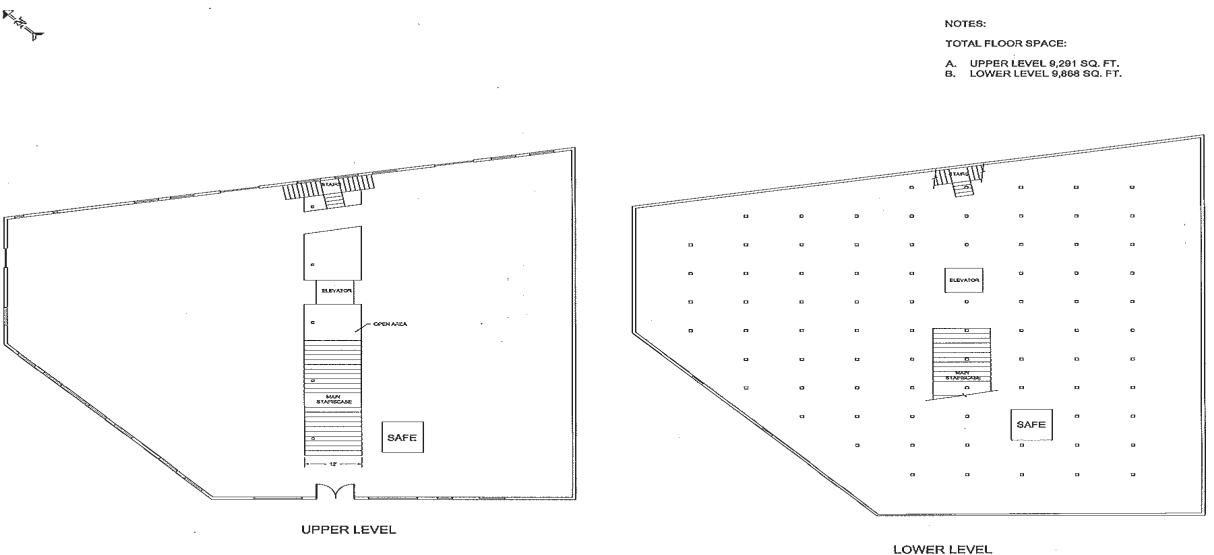
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1 E Toole Ave Tucson, AZ 85701**



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## Property Information

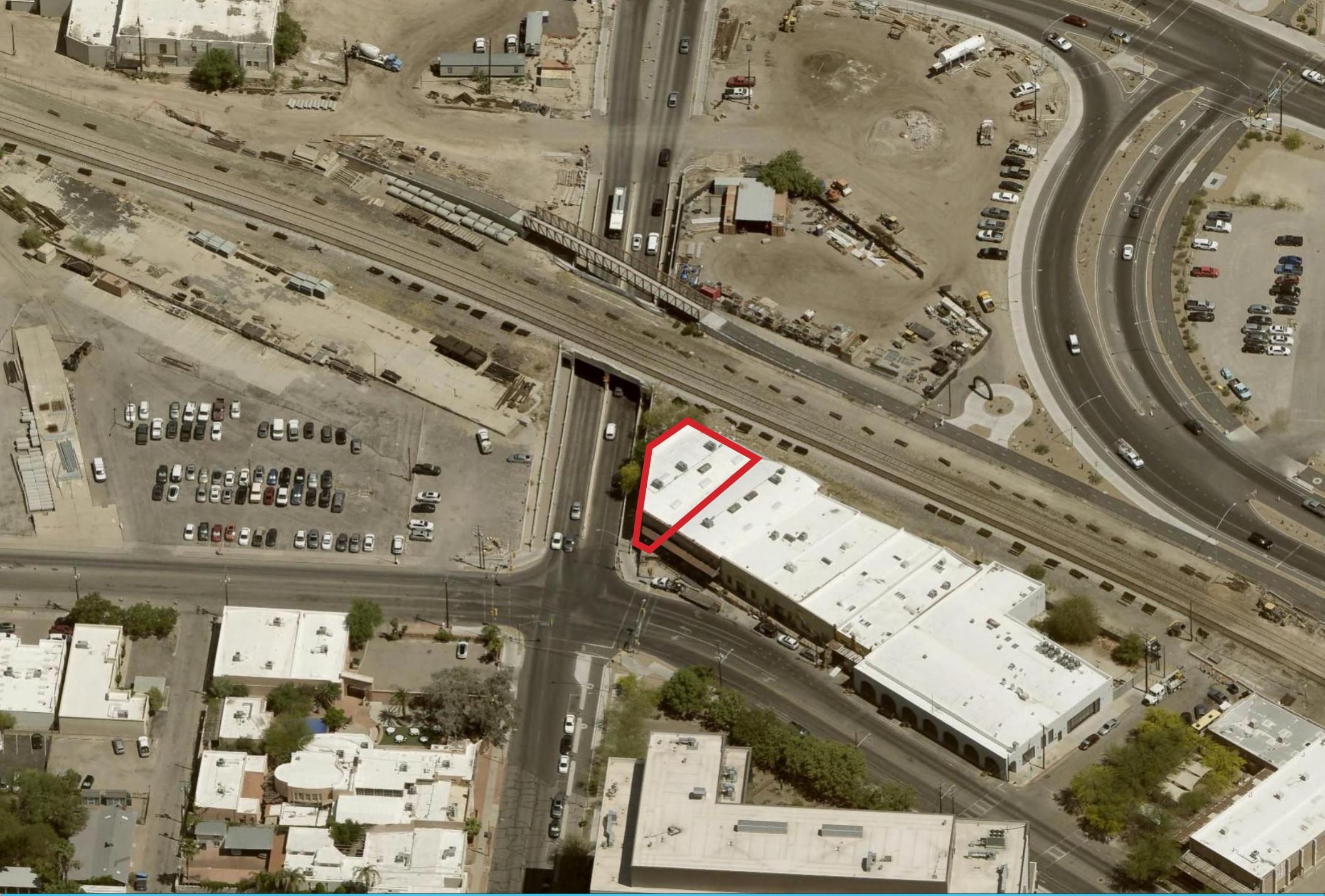
Address:	1 E Toole Ave Tucson, Arizona 85701
Building Size:	17,474 SF
Lot Size:	0.24 Acres 10,643 SF
Parcel ID:	117-16-0100
Zoning:	I - 1 Industrial
Price:	\$2,500,000 For Sale \$15,000/Mo NNN Lease
Description:	<b>Beautiful historic warehouse</b> built in 1928. Soaring barrel truss ceiling, original wood floors and exposed brick walls. 374 occupancy limit.



**\$2,500,000 For Sale  
\$15,000/mo NNN Lease  
1 E Toole Ave Tucson, AZ 85701**



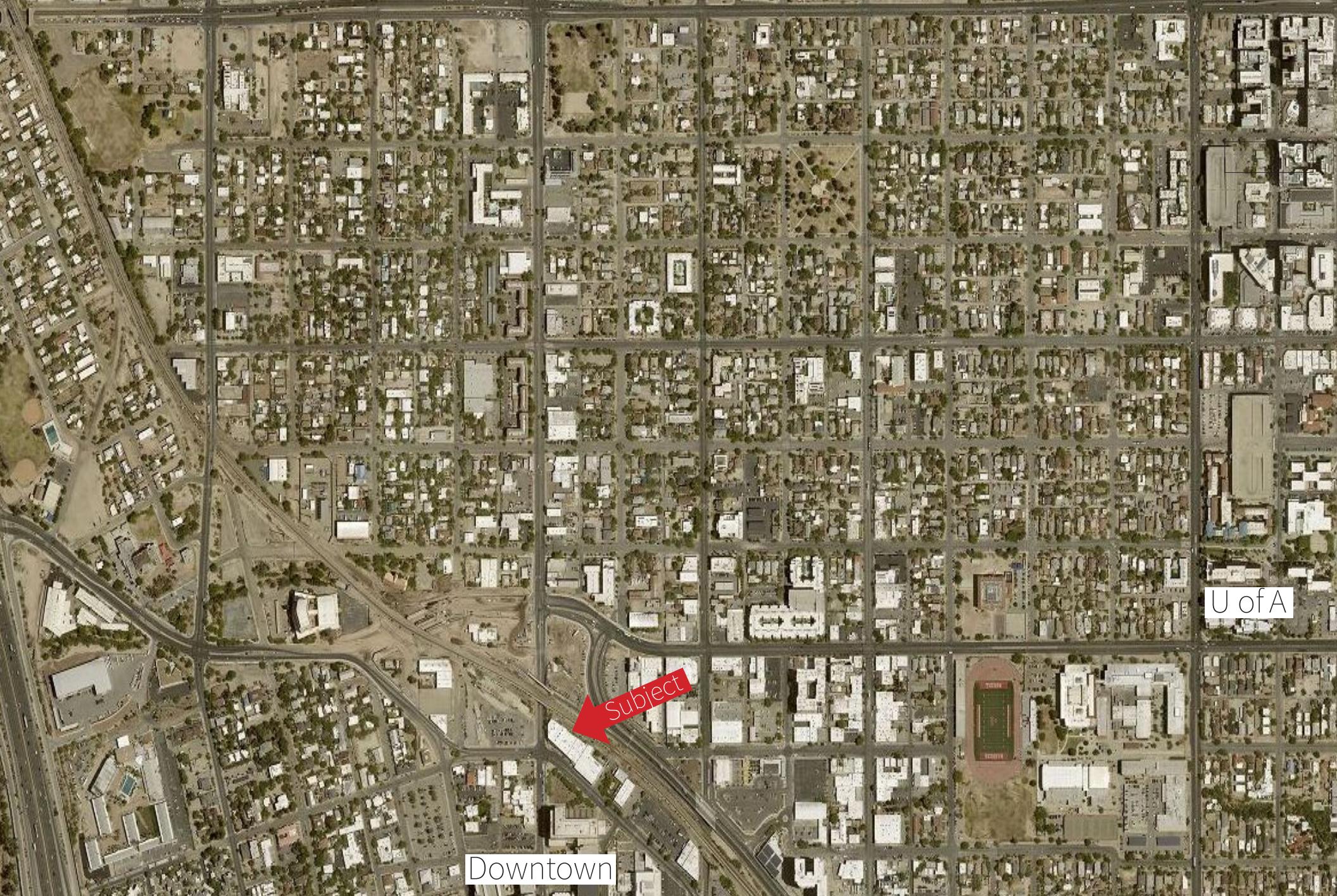
**ROB LAMB**  
**Cell# 520-444-4411**  
[roblamb@roblamb.com](mailto:roblamb@roblamb.com)



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\$15,000/mo NNN Lease  
1 E Toole Ave Tucson, AZ 85701**



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Downtown

**\$2,500,000 For Sale  
\$15,000/mo NNN Lease  
1 E Toole Ave Tucson, AZ 85701**



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# Additional Parking Near 1 E Toole

- 1. 119 E Toole Ave
- 2. 140 E Toole Ave
- 3. 79 E Alameda St
- 4. 50 W Franklin St
- 5. 100 W Franklin St
- 6. 272 N Church Ave
- 7. 257 N Stone Ave
- 8. 38 E Alameda St

