



Retail / Industrial Building - FOR SALE

5123 E Speedway Blvd, Tucson, AZ 85712



PROPERTY HIGHLIGHTS

- Asking: **\$3,400,000 (\$257.57 / SF)**
- NOI: **\$220,853.11**
- Use: **Freestanding Retail / Industrial**
- Building SF: **± 13,200 SF**
- Parcels: **12112060C, 12112061E, 12112058D, 121124690**
- Loading: **4 Grade-Level Doors**
- Site Area: **0.95 Acres**
- Zoning: **C-2, City of Tucson**
- Parking: **42 Total Spaces (3 Handicap)**
- 2025 Taxes: **\$2,553.89**
- Vacancy: **Occupied, lease expires 02/28/2031**
- Options: **Two (2), Five (5) Year Options to Extend**



GET IN TOUCH

Adam Hansen
(480) 252-1363
Adam@akcpaz.com

Fred Buck
(602) 686-2929
Fred@akcpaz.com

Bailey Buck
(480) 686-0946
Bailey@akcpaz.com

4549 E Jensen St, Ste 200
Mesa, AZ 85205
www.akcpaz.com

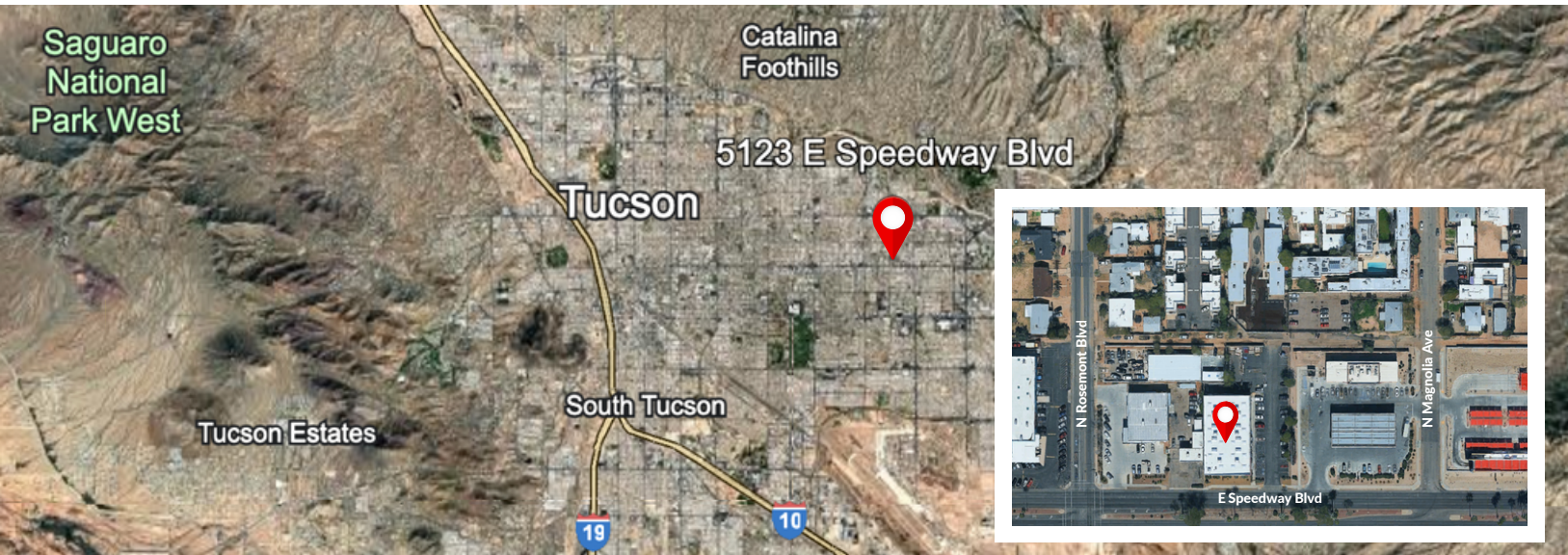
**Do not disturb occupants,
please schedule any tours with brokers.**

The information provided in this brochure is sourced from deemed reliable sources, but no warranty or representation, expressed or implied, is made regarding its accuracy, completeness, or suitability for any purpose. Prospective buyers, tenants, and investors should independently verify all details and conduct their own due diligence. All property information is subject to change without notice. This brochure does not constitute a contract and is for informational purposes only.

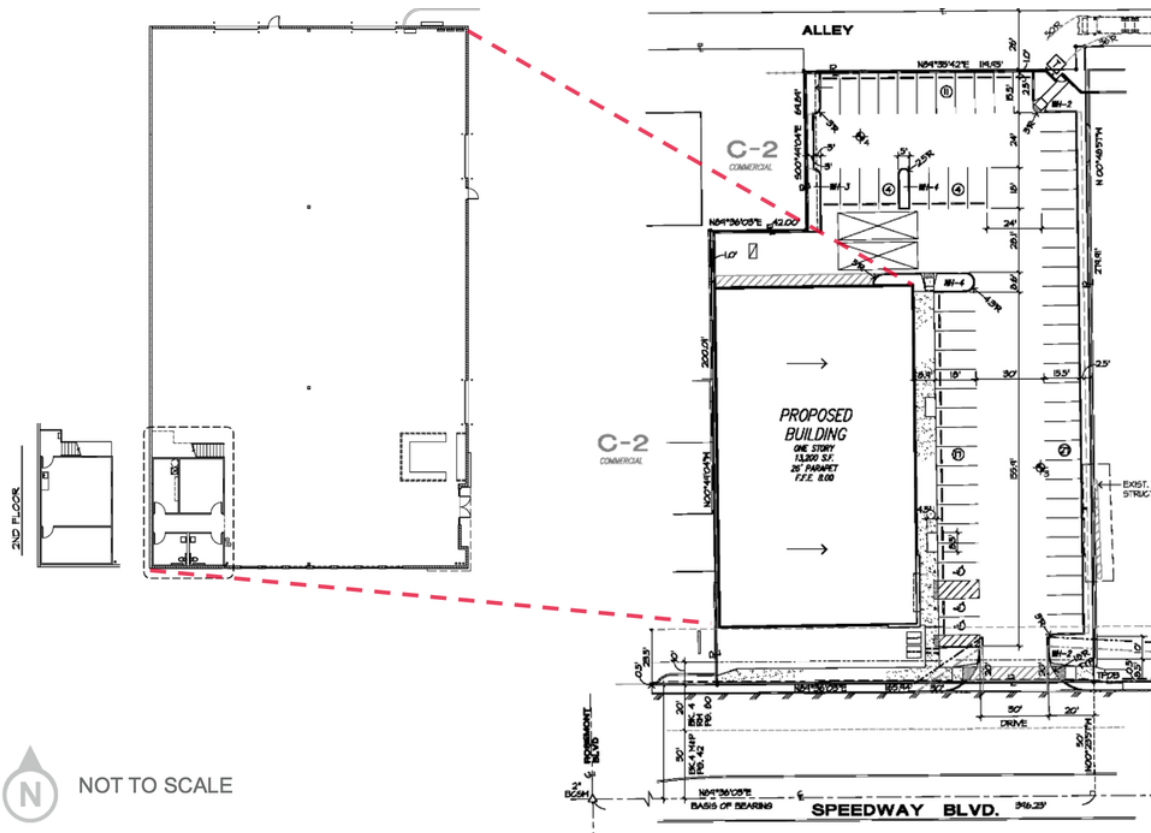


Call a member of our team for more information.

5123 E Speedway Blvd, Tucson, AZ 85712



FLOOR PLAN



GET IN TOUCH

Adam Hansen
(480) 252-1363
Adam@akcpaz.com

Fred Buck
(602) 686-2929
Fred@akcpaz.com

Bailey Buck
(480) 686-0946
Bailey@akcpaz.com

4549 E Jensen St, Ste 200
Mesa, AZ 85205
www.akcpaz.com

**Do not disturb occupants,
please schedule any tours with brokers.**

The information provided in this brochure is sourced from deemed reliable sources, but no warranty or representation, expressed or implied, is made regarding its accuracy, completeness, or suitability for any purpose. Prospective buyers, tenants, and investors should independently verify all details and conduct their own due diligence. All property information is subject to change without notice. This brochure does not constitute a contract and is for informational purposes only.