

1440 S. EUCLID AVE  
TUCSON, AZ



FOR SALE

±31,680 SF FREESTANDING BUILDING W/ YARD

SINGLE TENANT INVESTMENT PROPERTY



## PROPERTY FEATURES

- Freestanding building with fully fenced yard
- Heavy Power
- Close to the University of Arizona, Downtown Tucson and Interstate 10
- Tenant: KW Holdco, LLC dba Architectural Elements is a manufacturer and wholesaler of hard wood and commercial doors. Tenant has occupied since 2012 and has been acquired by KW Holdco. Lease termination is in May of 2020 additional tenant information upon request.



## INVESTMENT HIGHLIGHTS

SALE PRICE	\$1,450,000
NOI	\$122,880
CAP RATE	±8.5%
LEASE TYPE	NNN

## BUILDING DETAILS

TOTAL BUILDING	±31,680 sf Office/ Warehouse ±8,000 sf Sprinklered Mezzanine
SITE AREA	±1.4 Acres
ZONING	I-1 (Light Industrial), City of Tucson
CLEAR HEIGHT	16' to 20'
LOADING	(7) Dock, (+) grade
FIRE	Sprinklered
AGE	1974- Updated in 1986, 2010

For more information, please contact:

**PAT WELCHERT, SIOR**  
Industrial Properties  
(520) 546 2748  
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**PICOR COMMERCIAL REAL ESTATE SERVICES, INC.**  
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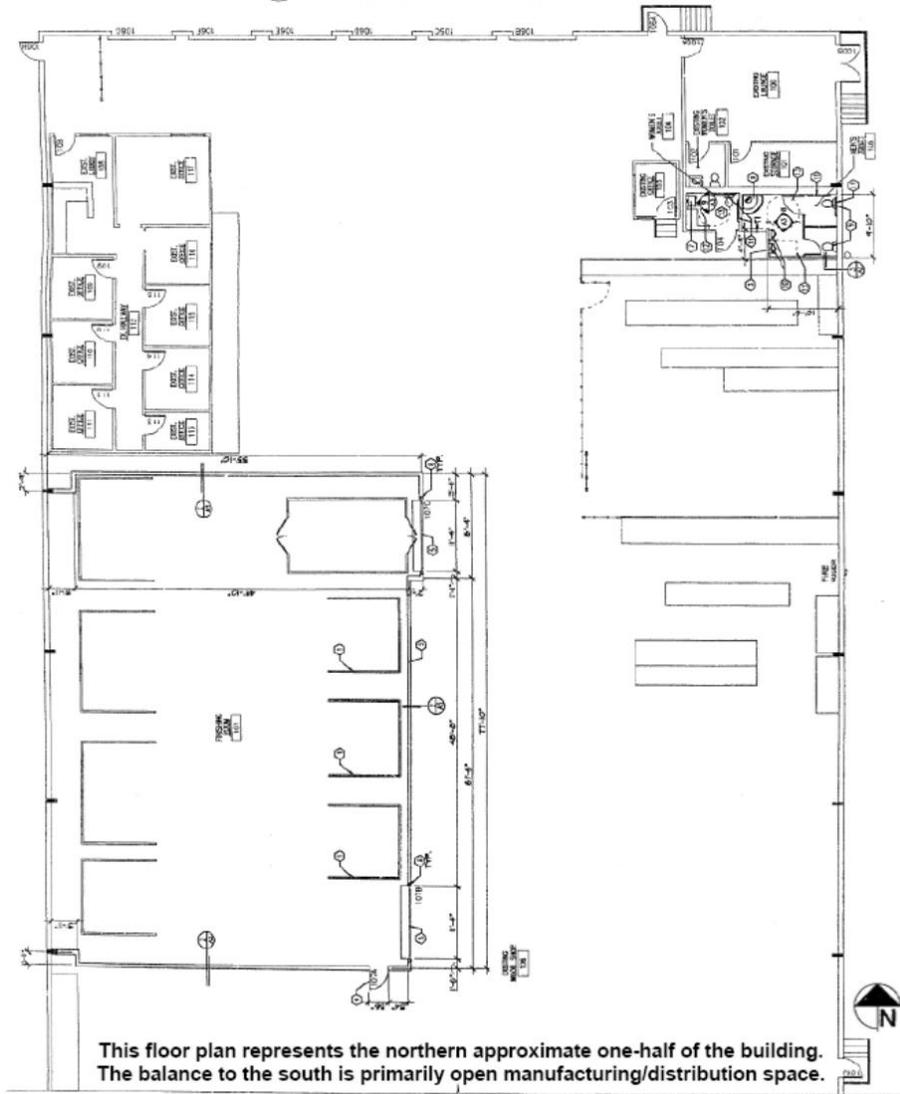
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±31,680 SF  
BUILDING  
AVAILABLE

### FLOOR PLAN



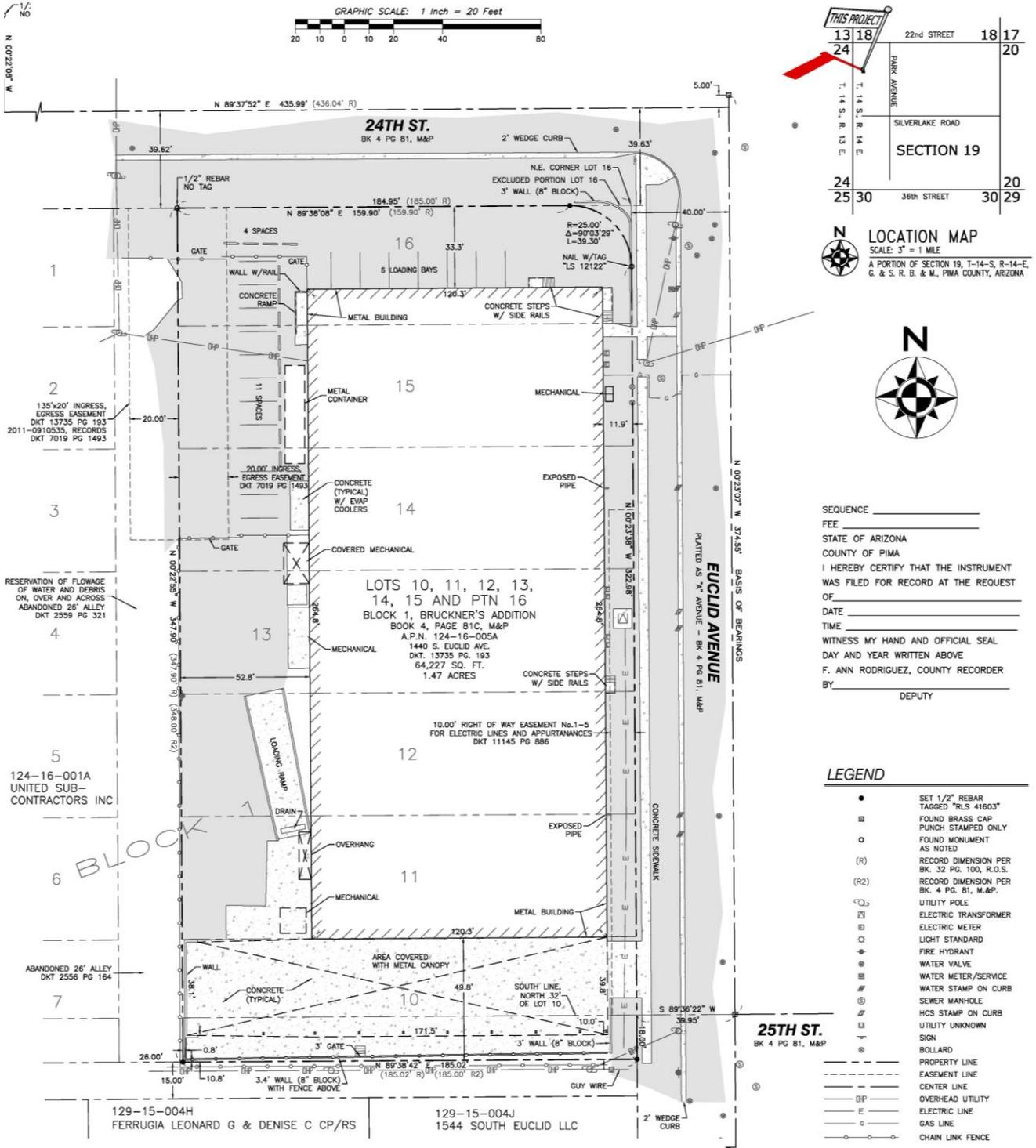
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### SITE PLAN



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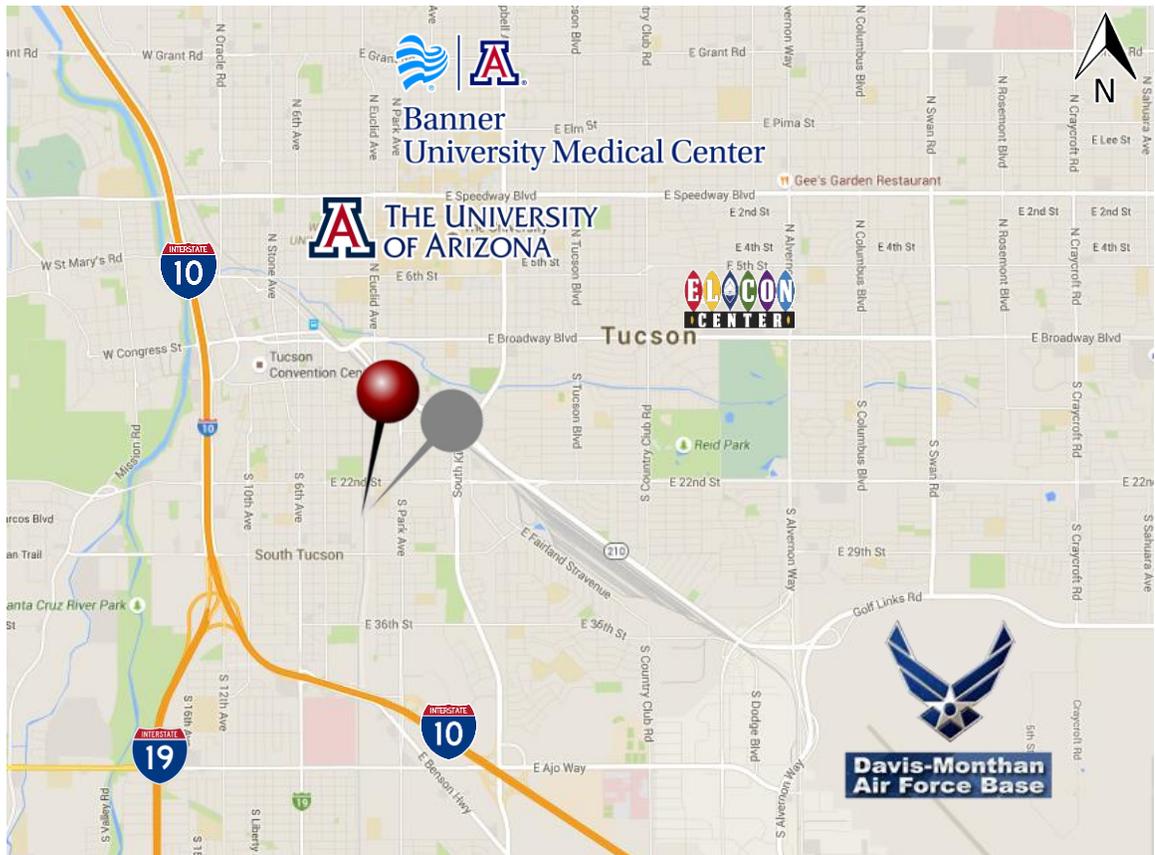
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## SINGLE TENANT INVESTMENT PROPERTY FOR SALE

### AERIAL



### MAP



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