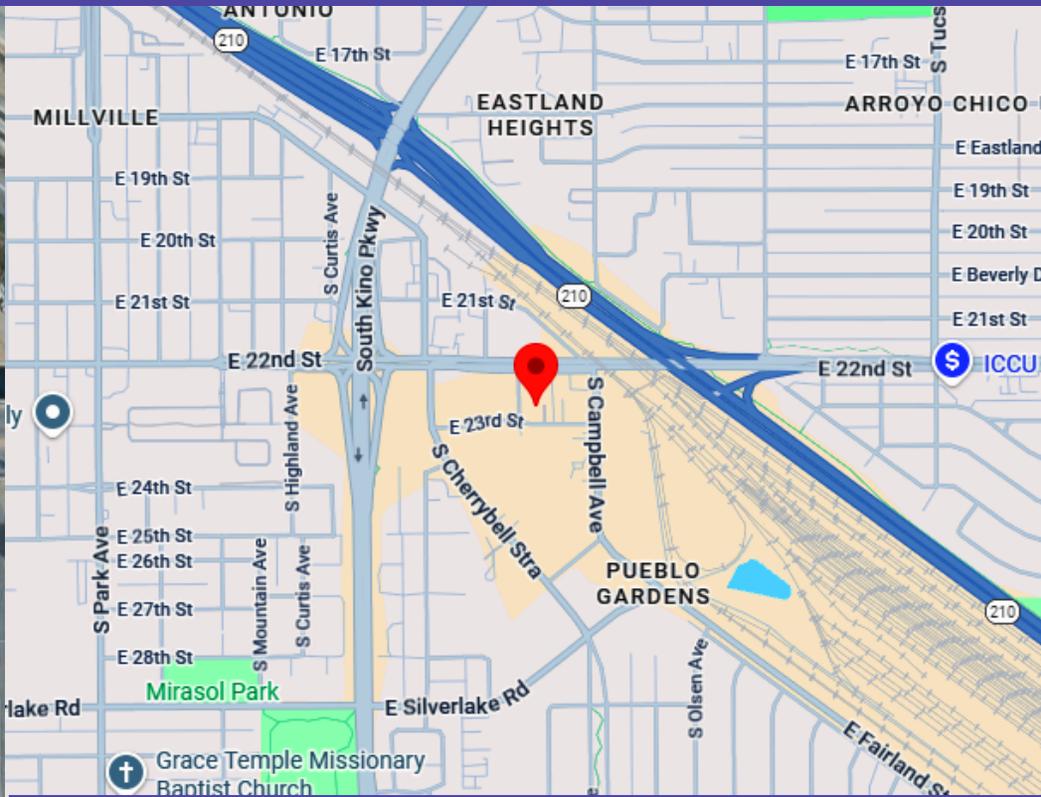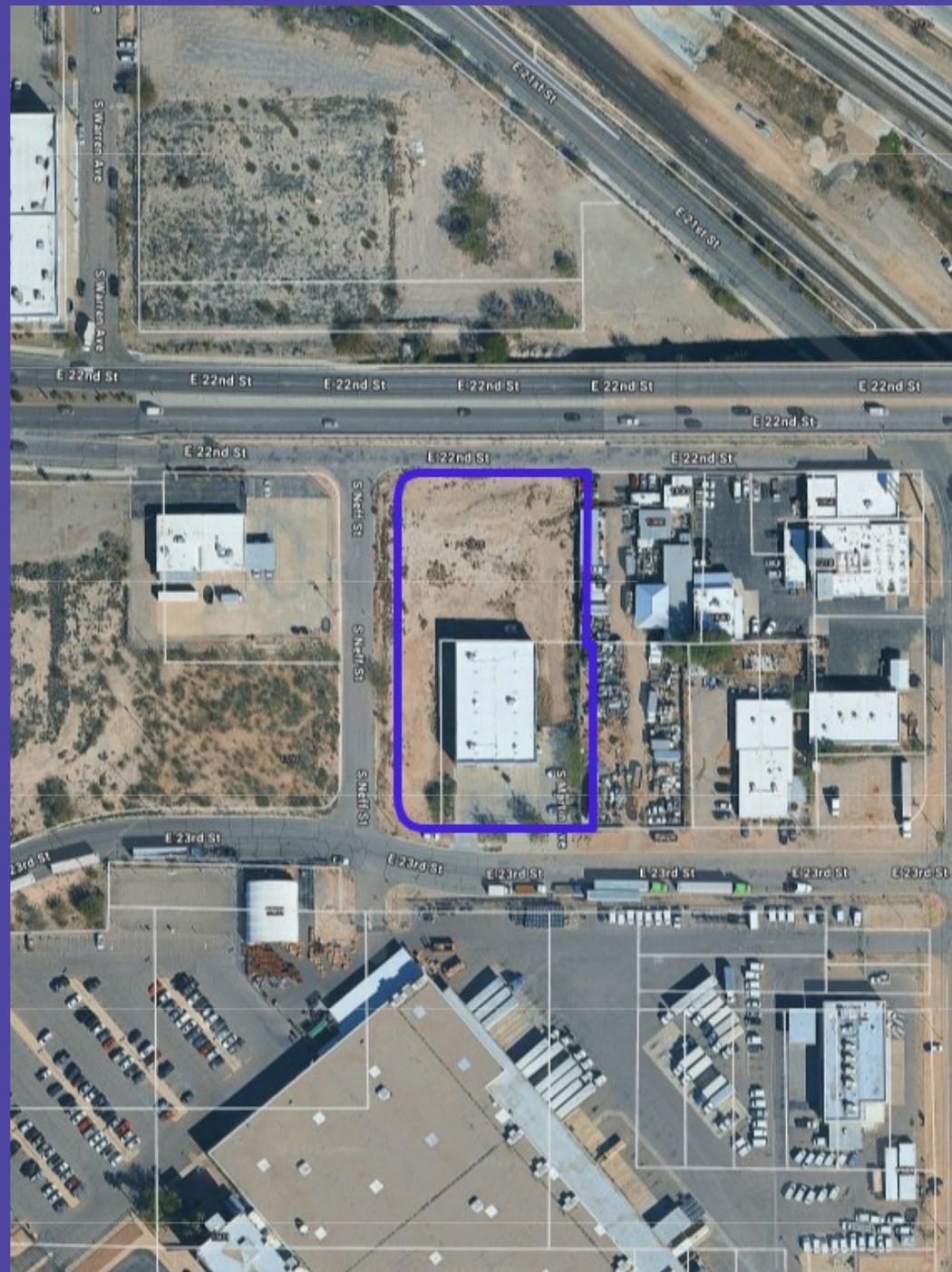# Industrial property
FOR SALE

1747 E 23RD ST, Tucson, AZ

Contact

Derrick J Sinclair, CCIM |
Terramar Properties, Inc.
2200 East River Road, Suite 105,
Tucson, AZ 85718
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360-1951 |Email: dsinclair@ccim.net

PROPERTY INFO

- **22nd St Frontage:** 180'
- **Excess Site Status:** Leveled, Graded & Fenced
- **Construction:** Split-face Masonry
- **Office:** 168 SF(1.75%)
- **Warehouse:** 9,600 (80'x120') SF
- **Year Built:** 2005
- **Power:** 400A, 480Y/ 277V, 3-Phase
- **Plumbing:** Full Bathroom W/ Shower, Additional Utility Sinks, Hose Spigots

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BROKERAGE DEVELOPMENT INVESTMENT

1747 E 23rd Street, Tucson, AZ

SITE DETAILS

- Primary Site Size: 26,615 SF   (0.61 AC)
- Excess Site Size: 41,829 SF   (0.96 AC)
- Total Site Size: 68,444 SF   (1.6 AC)
- Site Coverage: 14%
- Imp site Zoning: I-1 (Tucson)
- Excess Site zoning: R-2 (Tucson)
- Flood Plain: X-Unshaded
- Primary APN: 129-08-018B
- Excess APN: 129-07-004B
- Access: 3 Curb-cuts Along 23rd St

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Location Details

- 9,000+ residents within one mile

- Daytime population of 22,000+ within a 5 minute radius of the property

- 0.1 mile from the Kino Pkwy on-ramp

- Southernly adjacent to 22nd street

- 5 minutes from I-10

- 1.0 mile from Randolf Plaza

- Minutes from Campbell avenue

- Located within the South Park Area Plan

- Located directly north of the Cherrybell USPS Station

1747 E 23rd Street, Tucson, AZ

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4

OFFERING

- Total Offering Price: **$1,950,000**

- Price Per SF: $203.13

- Comments: The property is within the South Park area plan and is slated for industrial use. The proposed 22nd Street Bridge Revitalization project will begin soon, directly north of the property.

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5

TWENTY-SECOND STREET

2182 0593

UNSUBDIVIDED

ASSESSED WITH
S19,T14S,R14E
129-07-0048

BLOCK 1 KINGS HIGHWAY
BOOK 03 PAGE 002 M&P

CHERRYBELL STRAVENUE

(WARREN AVENUE)

(NEFF STREET)

(MARTIN AVENUE)

BLOCK 14 ALTADENA HEIGHTS
BOOK 02 PAGE 016 M&P

CAMPBELL AVENUE

ASSESSED WITH PORTION OF
BLOCK 1 KINGS HILL
03/002 M&P

ALTADENA
BOOK 06 PAGE 086 M&P

TWENTY-THIRD STREET

CCS

TERRAMAR PROPERTIES Inc.
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0 40 80 120 160
FEET

Floor Plan

80.0'

120.0'

14.0'

12.0' office

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