

Retail with Warehouse



24,322 sf (includes Mezzanine)

Lease Rate: \$14,187.83 (\$0.58)/SF Per Month NNN

Property Highlights

- Open floor plan
- Layout configuration ideal for warehouse/showroom
- Adjacent to University & Downtown
- Minutes from I-10
- PV Solar Virtually Eliminates Electric Utility Expense
- All Masonry Construction
- Great Signage Visibility

Kelly Stephen Doty, Associate Broker

Long Commercial 1880 East
River Road Tucson AZ 85718

Property Description

This all-masonry building was built with a showroom/warehouse concept in mind. Current 5000sf showroom could expand by up to 3000sf with removal of demising walls. Warehouse features two grade level roll up doors, 20' clear height + 3000sf mezzanine offers robust inventory/stockroom.

Property Details

Available SF	24,322 SF
Ceiling Height	10' - 20'
Loading	2 x 8' Grade Level
Power	2 x 200amp Single Ph
HVAC	All Electric HVAC
PV Solar	40 KW System
Construction	Masonry
Year Built	1958
Lot Size	28,706sf
Zoning	C-1
Possession	90 Days
Property Taxes	\$0.08 ft/Mo
NNN Est:	\$0.14/ft/Mo

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As Built

2636-2640 East Broadway Blvd Tucson, Arizona 85716



