



# For Sale or Lease

## 30,000 SF Industrial Warehouse

3360 E. Ajo Way

Tucson, AZ 85713



### CONTACT:

CAMERON LEE  
520-878-8424

DAVID LEE  
520-954-8008

# PROPERTY DETAILS

Sale Price: \$2,750,000.00 (\$91/SF)

Rental Rate: \$9.00/SF/YR plus NNN

30,000 SF Total Industrial Warehouse / Food Distribution Center

Former EEGEE'S commissary and corporate office

+/- 3,500 SF of enclosed office space with separate entrance

Clear Height: 18'+ throughout most of building

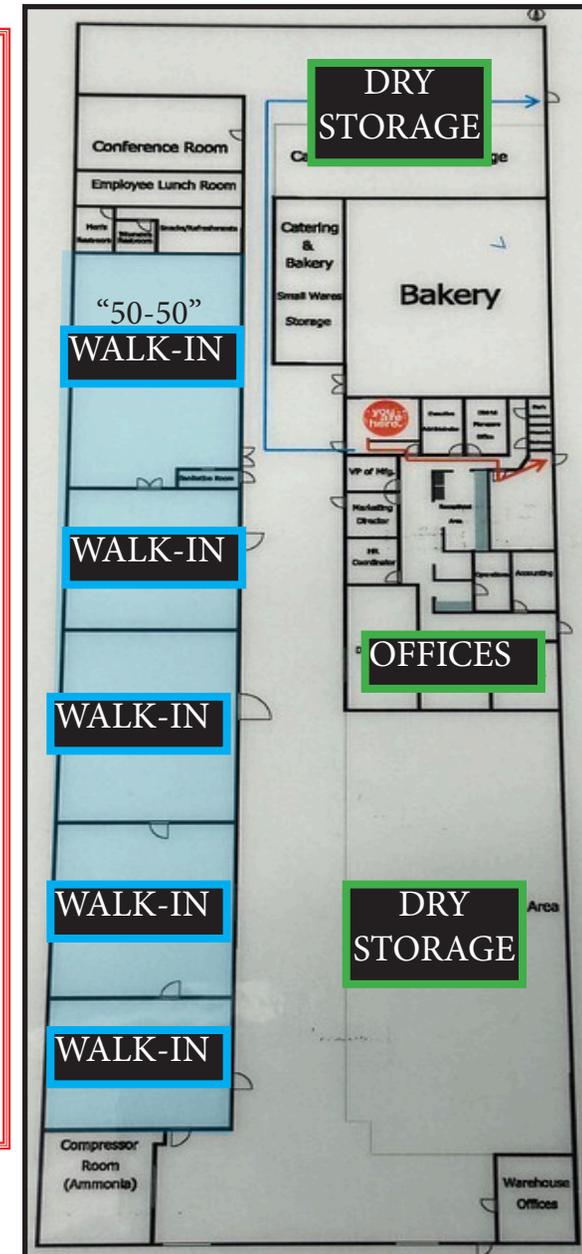
Approx. 10,000 SF Cold Storage: Ideal for Food Processing/Distribution

Insulated concrete flooring in cold storage areas

Fully sprinklered with dry chemical fire suppressant

Zoning: CI-2, Unincorporated Pima County

Current Tenancy: Month to Month, Available within +/- 60 days



Floor Plan

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# INTERIOR PHOTOS



Main Interior Walkway



Bakery / Prep Area w/ Drains

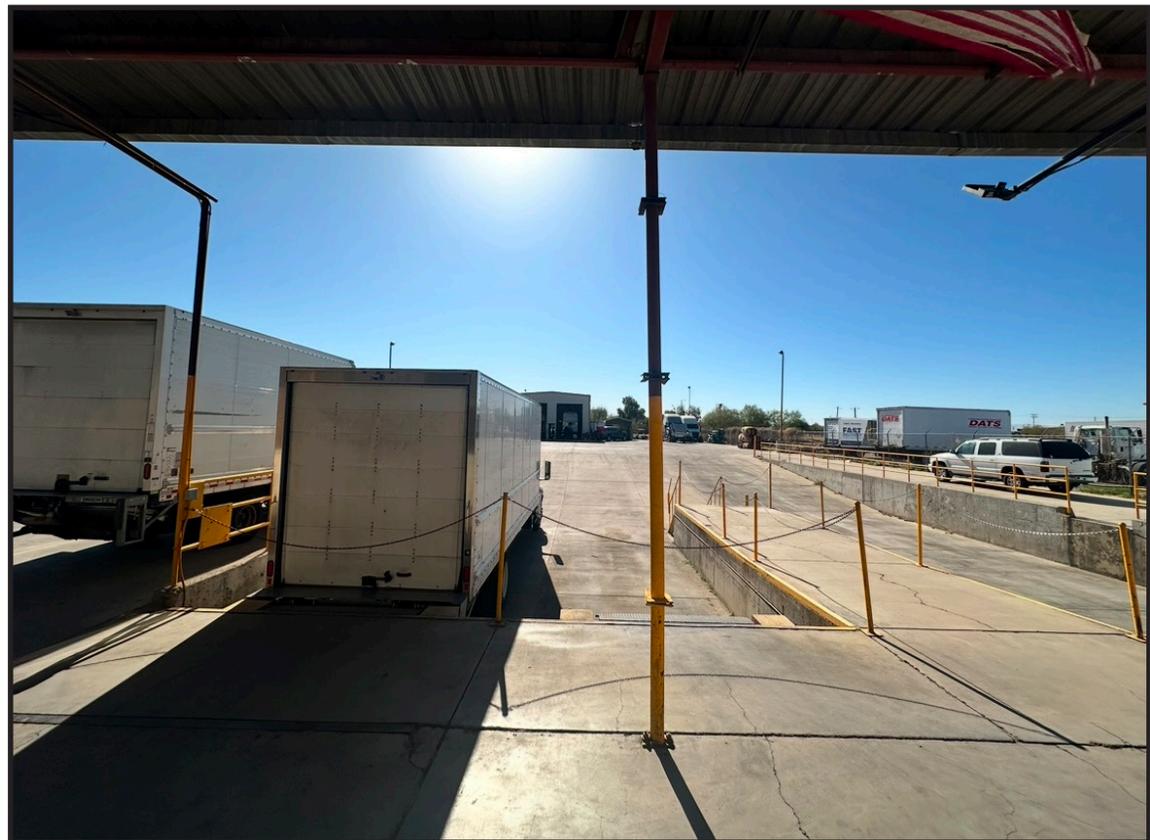


Cold Storage Room



West Roll-Up Door (1 of 2)

# ADDITIONAL PHOTOS





# CITY AERIAL

