

13,515 SF Industrial Warehouse **with Large ISO7 Clean Room + Offices**



\$1,999,900 (\$147.97/SF)
1791 W Dairy Pl
Tucson, Arizona 85705



ROB LAMB
Cell # 520-444-4411
roblamb@roblamb.com

Property Information

Address: 1791 W Dairy Pl
Tucson, Arizona 85705

Price: \$1,999,900 (\$147.97/SF)

Lot Size: 1.002 AC

Building SF: 13,515 SF

Parcel ID: 104-01-2320

Zoning: MU

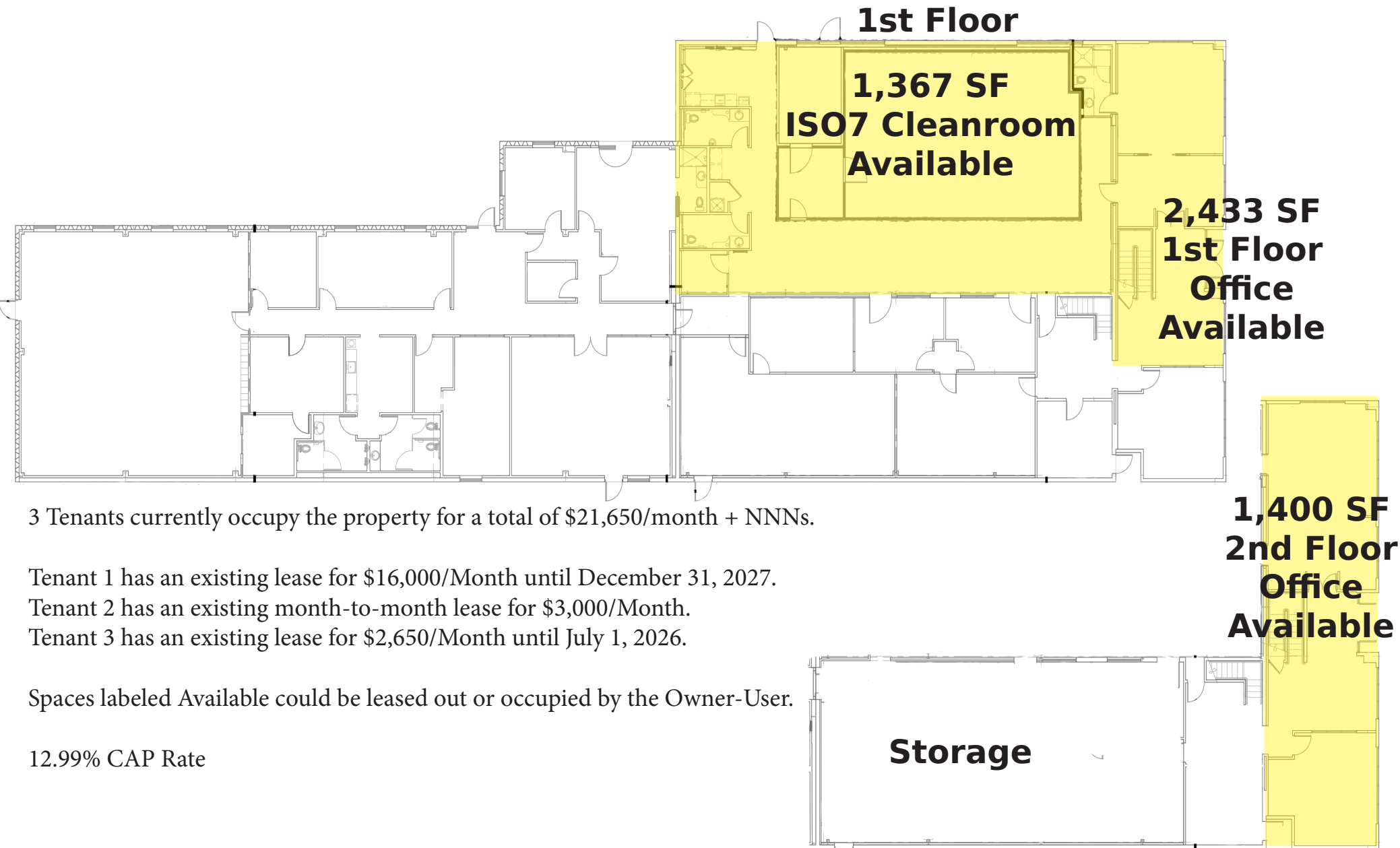
13,515 SF Industrial Warehouse with large ISO7 Clean Room and Office Space near La Cholla/Ruthrauff, close to I-10. Property is in great condition, the office is block construction, and the warehouse features 18-foot ceilings in a large open room. Large Yard on 1.002 AC lot with plenty of parking. It could easily be divided and leased, or perfect for Owner-User.



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3 Tenants currently occupy the property for a total of \$21,650/month + NNNs.

Tenant 1 has an existing lease for \$16,000/Month until December 31, 2027.

Tenant 2 has an existing month-to-month lease for \$3,000/Month.

Tenant 3 has an existing lease for \$2,650/Month until July 1, 2026.

Spaces labeled Available could be leased out or occupied by the Owner-User.

12.99% CAP Rate

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