

Mordka REALTY

FOR SALE/LEASE

CLASS A OFFICE/WAREHOUSE
FLEX/ R&D /CORPORATE HQ

List Price:

\$6,500,000

\$23/NNN

±12,070 sf bldg.

±1.55 Acre Lot

±5,580 sf. Office

±6,490 sf. Studio

1 Dock Well w/ Roll Up

1 Grade Level Roll Up

Sprinklered

Heavy Electric

Fully Air conditioned

Fiber Internet

Industrial Zoning

Town of Marana

Superior Construction

2023 Taxes: \$21,131

8020 N. Business Park

TUCSON, AZ

All information provided in reference to the property has been collected from sources deemed reliable. However, no representations or warranties are made as to the accuracy of said information. In addition, no warranty or representation is extended to errors, omissions, change of price or other conditions. Any projections, estimates, opinions, financial or other assumptions are provided for example purposes and do not represent current or future performance of the property. Please consult with your legal, financial and tax professionals to make any determinations regarding whether the property is suitable for your needs and purposes.

William "Billy" Mordka 520.820.1720 / 520.298.8500

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One of a kind Class A property. This 12,070 sf. building was fully remodeled in 2018/2019 as the home of “Modern Studios” a Large Scale Film Production studio. Facility Utilized by Multiple Fortune 500 Companies for Live Audience shows, Streaming Productions, & National Commercials. Currently Set up with Two Separate Studios, multiple Flex spaces, Multiple Offices, Conference Rooms, Dressing rooms, Sound Proof recording studio & much more. Property could easily be used for Corporate office space that is in need of high end R&D or Warehouse/distribution space. Building is FULLY air conditioned with both Dock Well & Grade Level Door. Very Versatile building and property.

LIVE AUDIENCE CAPABILITIES



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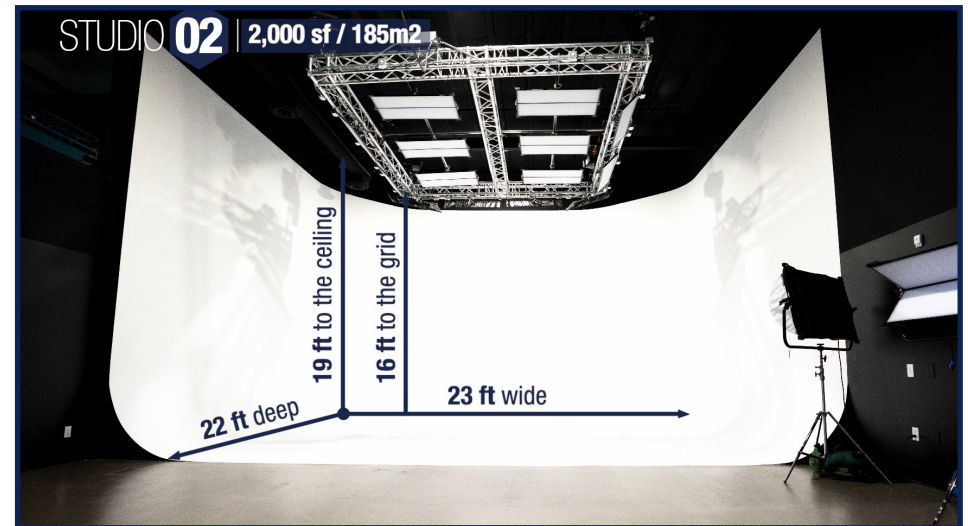
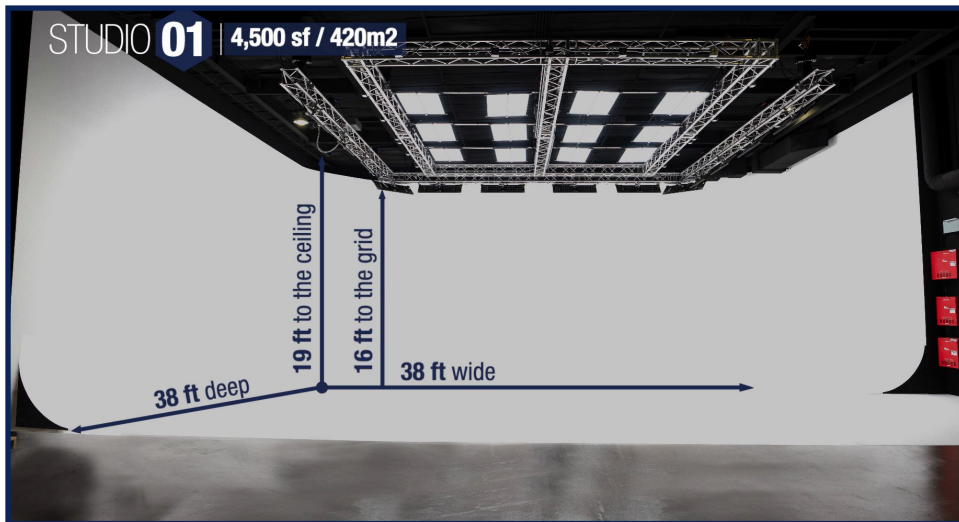
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PRODUCTION OFFICE SPACE



CONFERENCE ROOM WITH VIEWS OF THE STUDIOS



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