

19,346 Square Feet  
Cold Storage Distribution Facility  
**For Sale**



345 S KINO PARKWAY

Tucson, AZ

CBRE

# Property Information

±19K

Building Size

\$2M

Sale Price

## Property Highlights

- Strong central Tucson location
- Valuable I-2 zoning allowing perishable goods manufacturing
- Specialized refrigeration/freezer infrastructure
- 1200 amps, 220 volts, 3 phase power
- Dock loading and adequate truck turning radius
- Adequate parking for manufacturing

## Property Details

Building Size	±19,346 SF
Lot Size	±1.14 AC
Clear Height	Est. 10' – 12'
Power	Est. 1,200 amps, 220V
Loading	2 docks and 1 grade
Year Built	1970
Year Renovated	2001
Construction	Masonry & metal
Parking	±284 parking spaces
Zoning	I-2, Heavy Industrial (City of Tucson)



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Tucson, AZ 85719

# Area Overview



LOCATION	DISTANCE
University of Arizona	1 MILE
Interstate 10	2.46 MILES
Interstate 19	3.65 MILES
Tucson Airport	5.98 MILES
Phoenix	112 MILES
Mariposa Port of Entry	66.97 MILES
DeConcini Port of Entry	67.11 MILES



# Property Photos

345 S Kino Pkwy  
Tucson, AZ 85719



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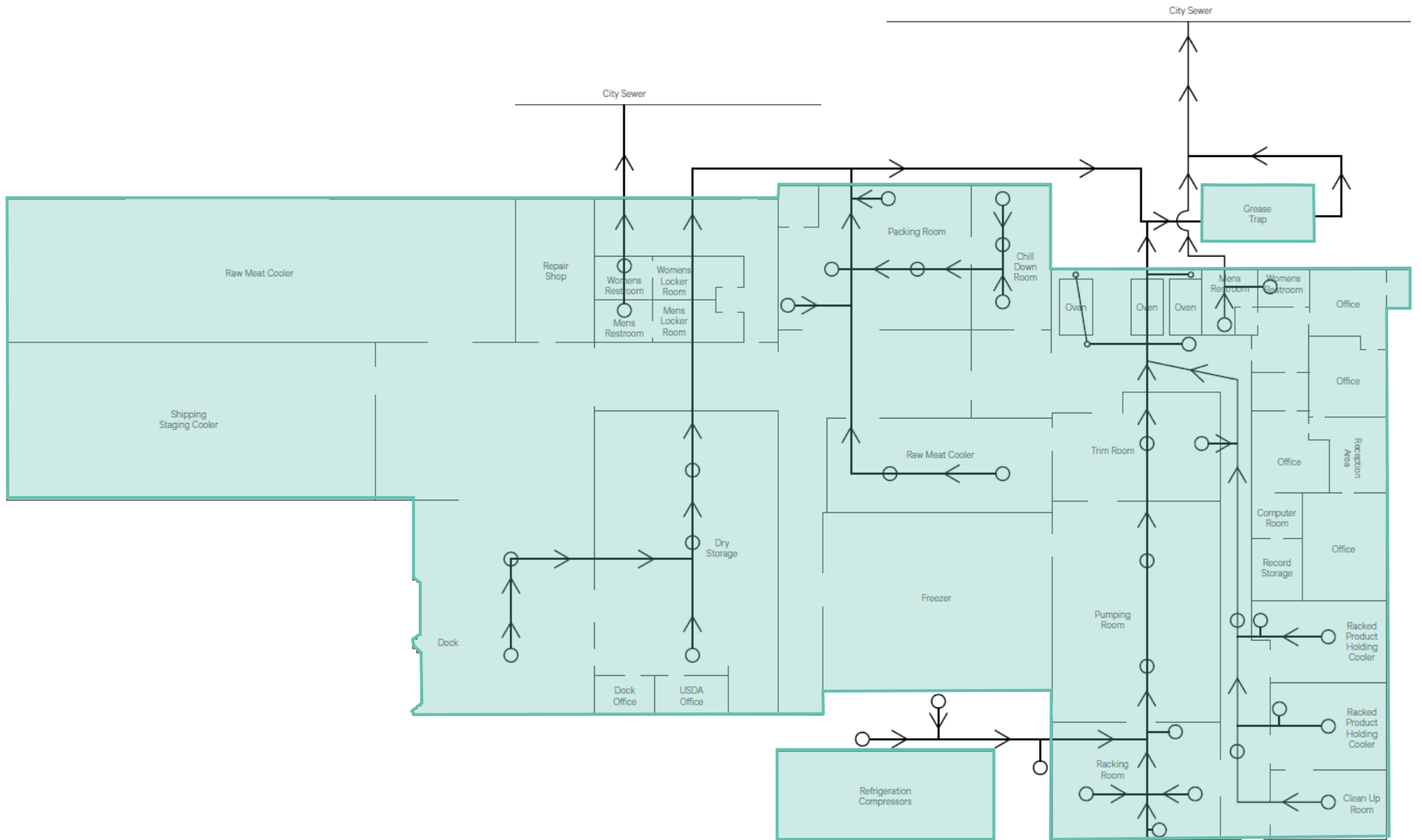
# Floor Plan

345 S Kino Pkwy  
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# Drain Plan

345 S Kino Pkwy  
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345 S Kino Pkwy

PimaCommunityCollege

Speedway Blvd

THE UNIVERSITY OF ARIZONA

Banner University Medical Center

TARGET, Walmart Supercentre, THE HOME DEPOT, PETSMART, Burlington, CENTURY THEATRES, ROSS DRESS FOR LESS, Office DEPOT

St Mary's Rd, CARONDELET ST. MARY'S HOSPITAL

HEXAGON MINING

Downtown Tucson

Broadway Blvd

Alvernon Way

Swan Rd

Crawcroft Rd

Wilmore Rd

PimaCommunityCollege

CATERPILLAR

Star Pass

INTERSTATE 10

345 S Kino Pkwy

22nd St

PROGRESSIVE

DES

Walmart Supercentre

FOOD CITY

CINEMARK, COSTCO WHOLESALE

DAVE & BUSTER'S

THE UNIVERSITY OF ARIZONA TECH PARKS ARIZONA

GEICO geico.com

Aviation Pkwy

Golf Links Rd

fray's, WOLFE'S PARFUMS, Burlington, Dayita, CHOZE FITNESS, BOOT BARN, CHASE

VA So AZ Veteran Affairs

U.S. BORDER PATROL

MOD, RED ROBIN, Habit BURGER GRILL, ROSS DRESS FOR LESS, Oldemark's, HOBBY LOBBY, ULTA, planet fitness, Chick-fil-ee

RANCH MARKET

Tucson Rodeo Grounds

Benson Hwy

KINE SPORTS

Ajo Way

Gray Line

Merle's

DM AIR FORCE BASE

Tanque Verde Swap Meet

Re

fray's ACE Hardware, DOLLAR TREE, QT

Banner University Medical Center

HOWMET AEROSPACE

Irvington Rd

Starbucks, THE HOME DEPOT, FOOD CITY, Michaels, TARGET, ROSS DRESS FOR LESS, BEST BUY, PET SMART, OLD NAVY, Harkins Theatres

6th Ave

INTERSTATE 19

Tucson Rodeo Grounds

Irvington Rd

FOOD CITY

intuit

Tucson Blvd

intuit

CHAMBERLAIN GROUP

Palo Verde Rd

Tucson Expo Center

Alvernon Way

INTERSTATE 10

Valencia Rd

SUPPLY ONE

TUCSON INTERNATIONAL AIRPORT

FedEx

HomeGoods



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For Lease

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