


The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.The background of the entire advertisement is a photograph of a large industrial warehouse. The building is white with a prominent green horizontal stripe across its middle. A Goettl logo is visible on the right side of the building. In the foreground, there is a paved parking lot with a silver SUV and a pickup truck. The sky is clear and blue.

STNL Investment Opportunity | ±19,926 sf Industrial Warehouse

GOETTL

**4771 S Overland Drive
Tucson, Arizona 85714**

Greg Hopley

Executive Vice President
+1 480 655 3333
greg.hopley@colliers.com

Dillon Hopley

Vice President
+1 602 478 0067
dillon.hopley@colliers.com

STNL

GOETTL Air Conditioning and Plumbing

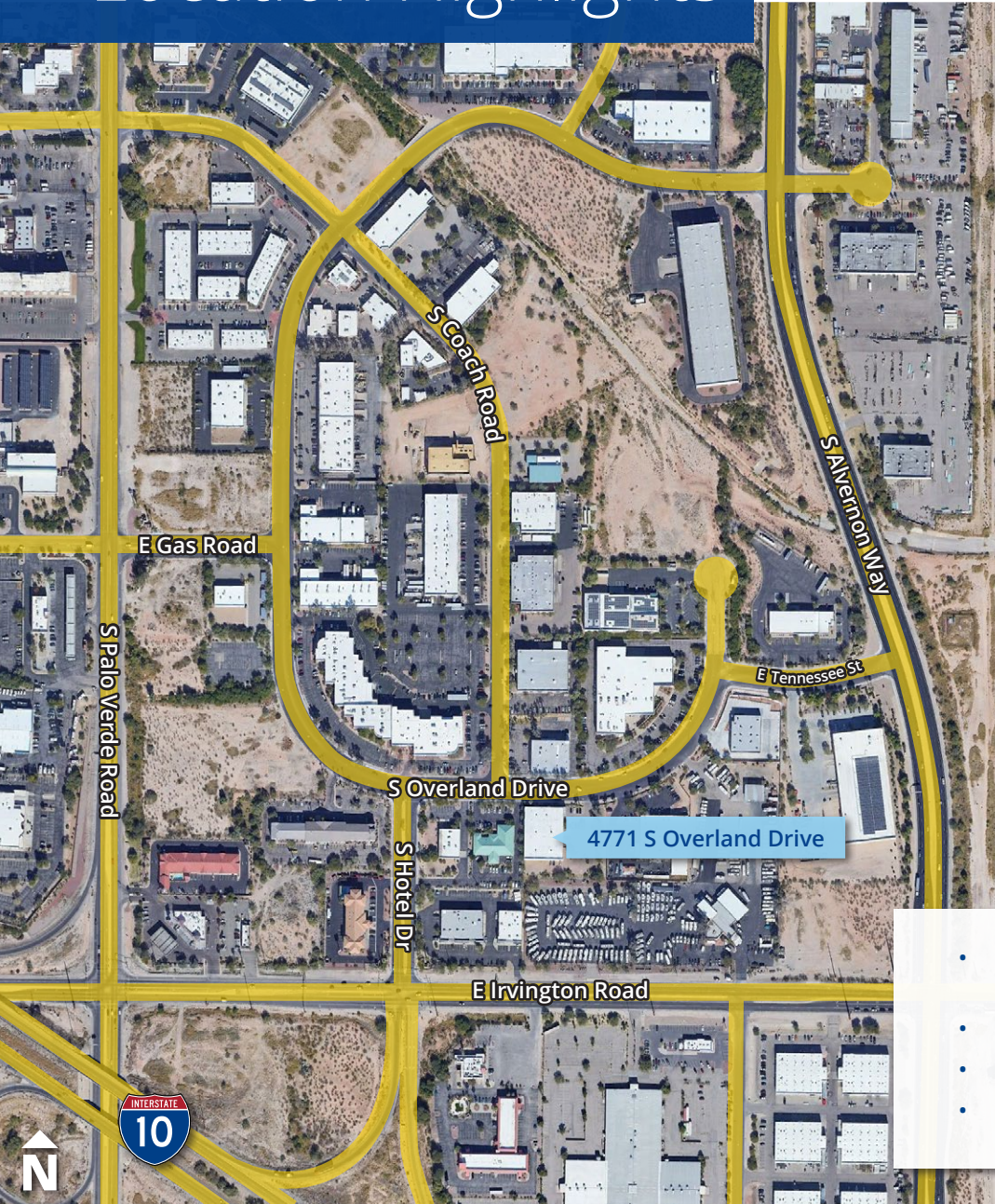
Strategically located 0.3 miles from Interstate 10 in the City of Tucson, this $\pm 19,926$ square foot industrial warehouse building offers a multi-functional warehouse area and secured yard access. Zoned CI-1 (Light Industrial/Warehousing), it sits on a ± 1.52 -acre lot in the Butterfield Business Center.

Executive Summary

Address	4771 S Overland Drive, Tucson, Arizona 85714
Pima County Parcel No.	132-20-042D
Parcel Size	± 1.52 acres
Building Size	$\pm 19,926$ sf
Year Built Renovated	1998 2022
Construction	Masonry
HVAC	Air conditioned and evaporative cooled
Electrical/Power	200amp, 240v, 3p (1200a service to bldg)
Clear Height	25 feet
Loading	3 bay doors (2 dock-high, 1 grade-level)
Parking	14 striped spots
Tenant	Goettl Air Conditioning • Plumbing
Lease Expiration	September 30, 2031
Lease Type	NNN
Rental Increases	3% Annual



Location Highlights



- The building is located on Overland Drive with close proximity to E Irvington Road, a major commerce corridor
- Exceptional route access to I-10, I-19, and Highway 86
- 935,158 amount of people are within a 30-minute commute
- Minutes from Tucson International Airport and Davis-Monthan Air Force Base

Transportation





Reception Area



Warehouse Storage

INVESTMENT HIGHLIGHTS

GOETTL		2025
Base Rent		\$197,665
CAM & Admin Fee (5%)		\$62,556
Total Income		\$260,221
Total CAM		\$55,071
Net Operating Income		\$205,150
Roof Repair Amortization (2025 - 2030)	Collected Monthly	
Additional Income		\$28,990



Warehouse Area

Tucson Facts & Demographics



547,699

POPULATION

\$76,564

AVG INCOME

37.1

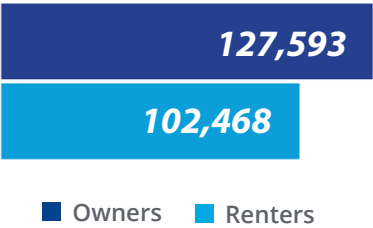
MEDIAN AGE

300+

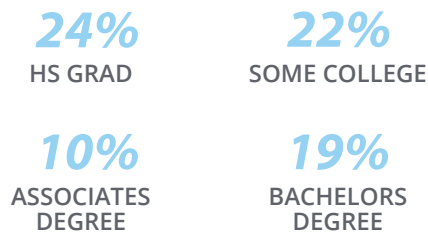
DAYS OF SUNSHINE

Looking East

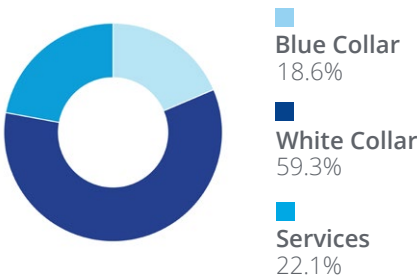
Home Ownership



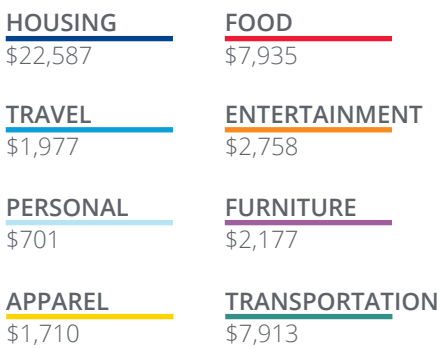
Education



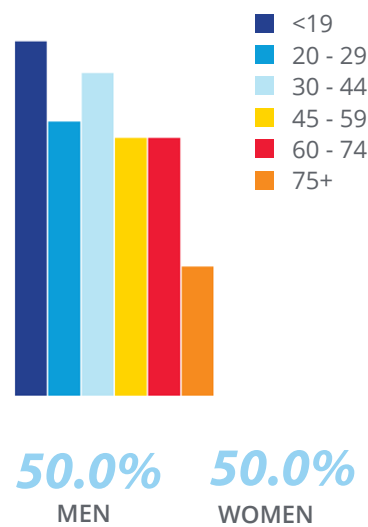
Employment



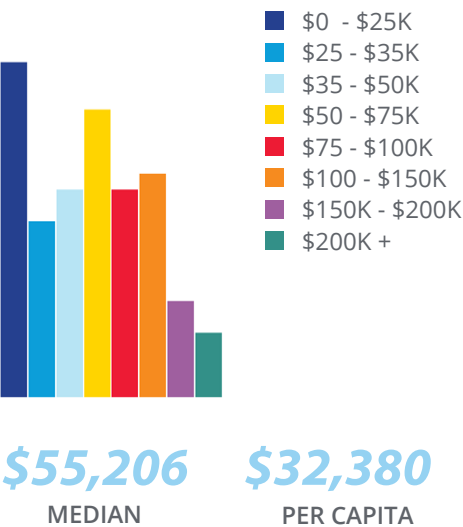
Household Spending



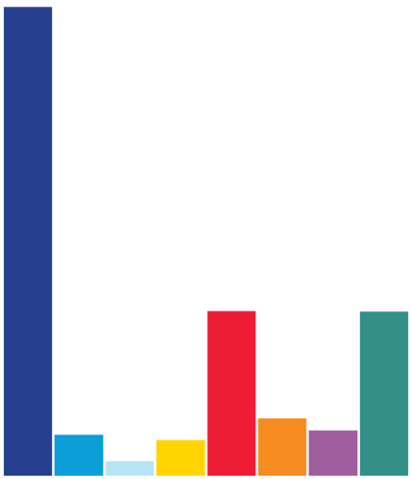
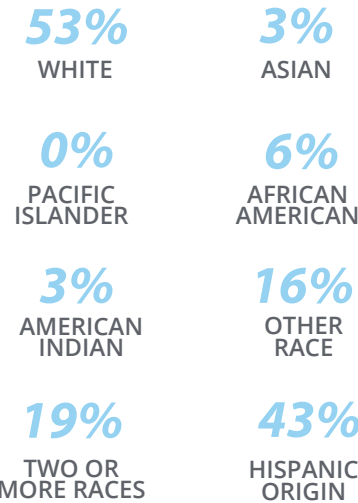
Gender & Age



Income by Household

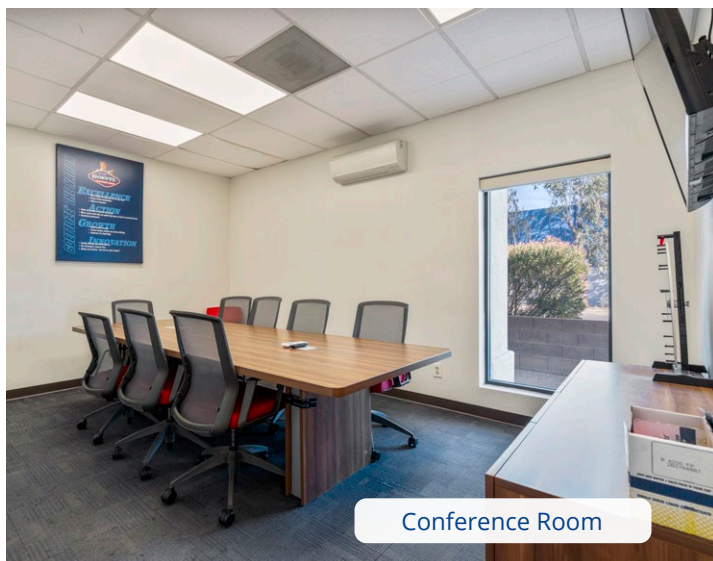


Race & Ethnicity

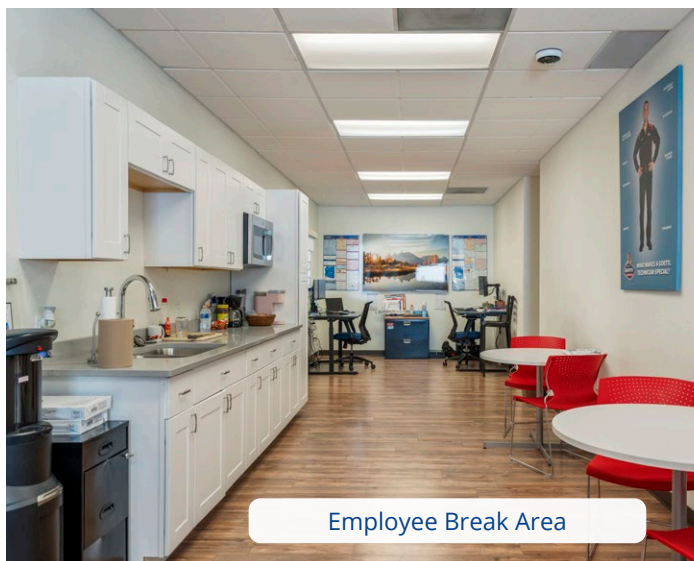


Tenant Profile

Goettl Air Conditioning and Plumbing offers repair, replacement, installation, and maintenance for air conditioning, heating, and plumbing systems. Their services also include Clean Air and Clean Water by installing and maintaining air purifiers, filtration systems, and water purification systems. Goettl was founded by brothers Adam and Gust Goettl in 1939. They found the heat oppressive and wanted to do something to make Phoenix a more comfortable place to live, so Goettl Air Conditioning was born. The Goettl brothers revolutionized cooled air technology and made Arizona a more sought-after state to live in. Goettl's current Board Chair and former CEO, Ken Goodrich, purchased the company in 2013 and has expanded across the southwestern United States and plans to continue growing nationally.



Conference Room



Employee Break Area



Year Founded
1939

Ownership
Private

Employees
±1,000

of Locations
10

of States
4

Headquarters
Las Vegas, NV

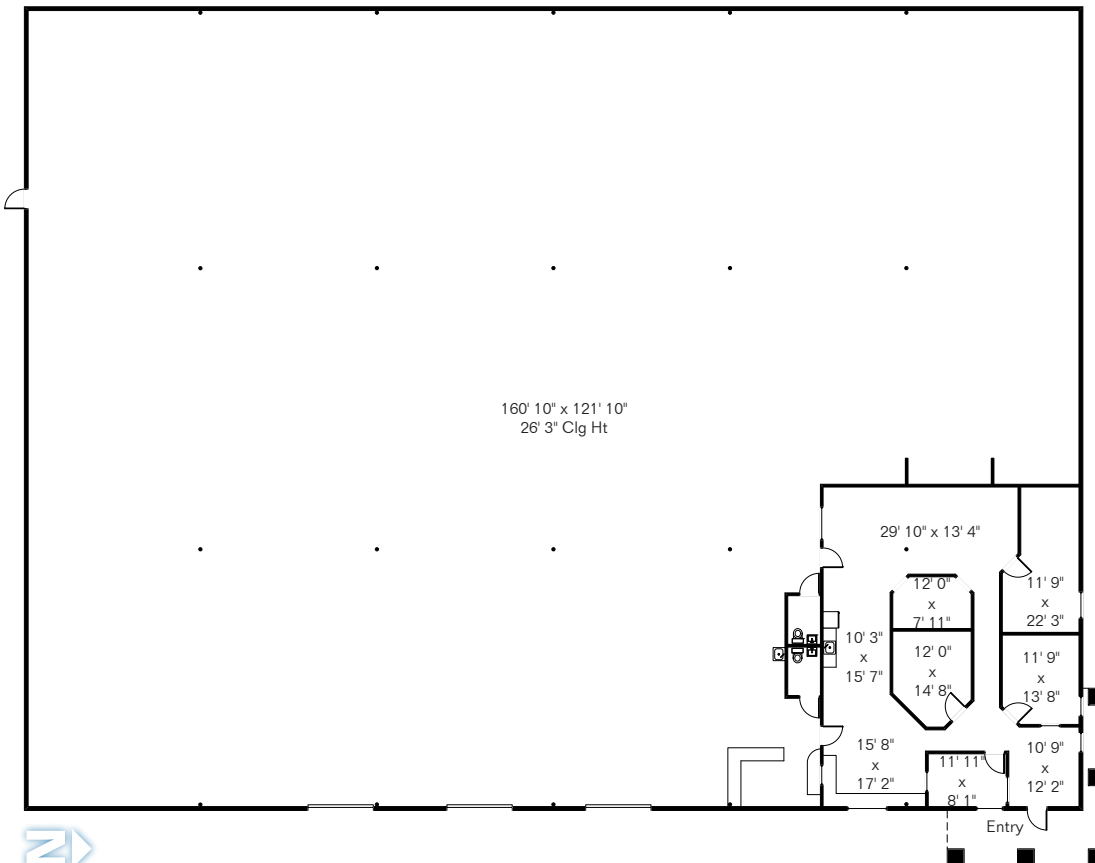


Warehouse

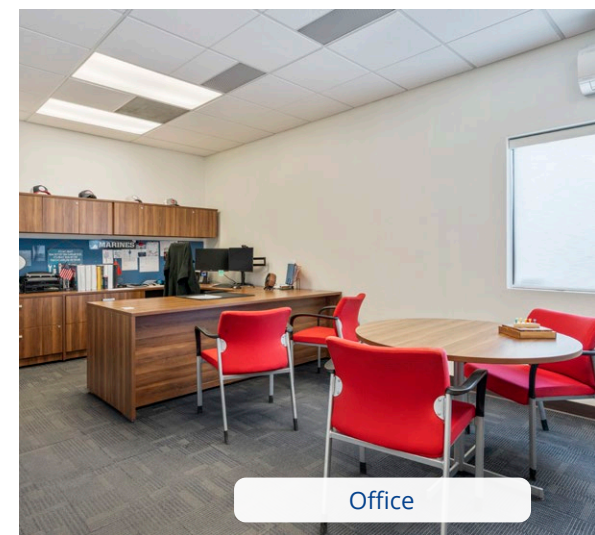


Warehouse

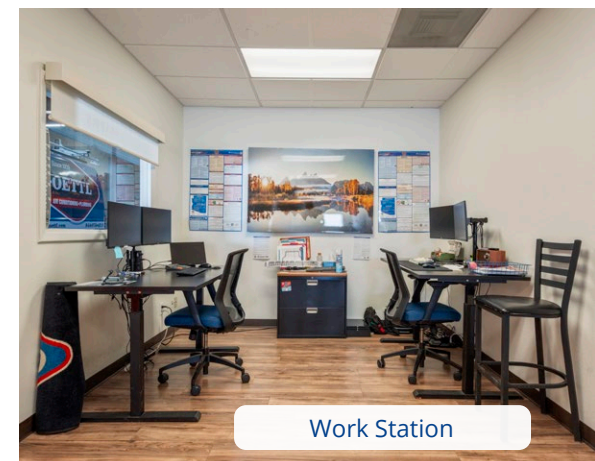
Floor Plan



*floor plan is approximate and is not to scale



Office



Work Station



7 Year Remaining
NNN Lease Term



Strategically Located
near I-10, I-19, and Highway 86



Secured Yard
Access



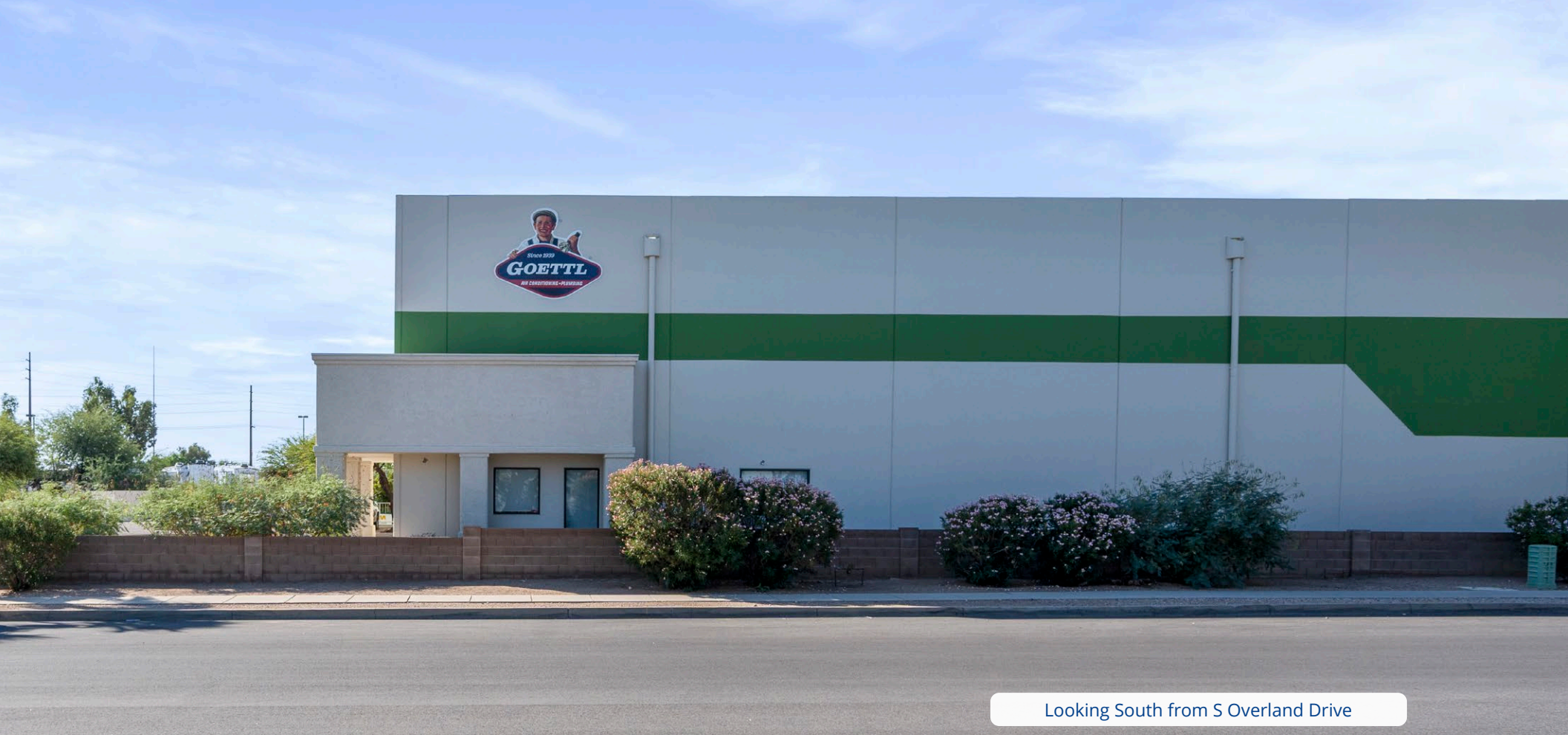
Expandable Power
200a, 240v, 3p
1,200a service to bldg



Masonry
Construction



CI-1, Pima County
Light Industrial/
Warehousing



Looking South from S Overland Drive

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dillon.hopley@colliers.com

Colliers

8360 E Raintree Drive, Suite 130
Scottsdale, Arizona 85260
+1 480 596 9000



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