

**±12.47 ACRES INDUSTRIAL LAND FOR SALE OR LEASE**



**COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected.   
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 110, Scottsdale, AZ 85258 | www.cpi.com

**±4,000 SF OFFICE/WAREHOUSE**



**JEFF HAYS**

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**SAM RUTLEDGE**

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**AVAILABLE FOR SALE/LEASE**

7777 E VALENCIA RD | TUCSON, AZ 85747

# 7777 E VALENCIA RD | TUCSON, AZ

## ABOUT THE PROPERTY

<b>TOTAL BUILDING SIZE</b>	±1,000 SF Office ±3,000 SF Warehouse <b>±4,000 SF Total</b> <i>±35,365 SF Clear-Span Temporary Structures Can Be Purchased Separately</i>
<b>PARCEL SIZE</b>	±12.47 Acres
<b>UTILITIES</b>	Power: 120/208V 200 AMPS, Single Phase Well & Septic
<b>SEPTIC TANK SIZE</b>	1200 Gallons
<b>WELL</b>	Pumps 30 GPM
<b>WAREHOUSE COOLING</b>	Fully Air-Conditioned with Insulation
<b>YEAR BUILT</b>	2000
<b>LOADING</b>	8'x8' GL Door
<b>CLEAR HEIGHT</b>	14'
<b>FIRE SPRINKLERED</b>	Yes
<b>APN</b>	141-07-018B
<b>ZONING</b>	CI-2 (General Industrial Zone), Pima County Island
<b>PROPERTY TAXES</b>	\$6,878.22 (2025 Tax Year)
<b>LEASE RATE</b>	<b>\$30,000/MO NNN</b>
<b>SALE PRICE</b>	<b>\$3,500,000</b>

## HIGHLIGHTS

- 4.5 Miles To I-10
- 7.8 Miles To Tucson International Airport
- Valencia Rd Currently Being Widened To 2 Lanes Each Way



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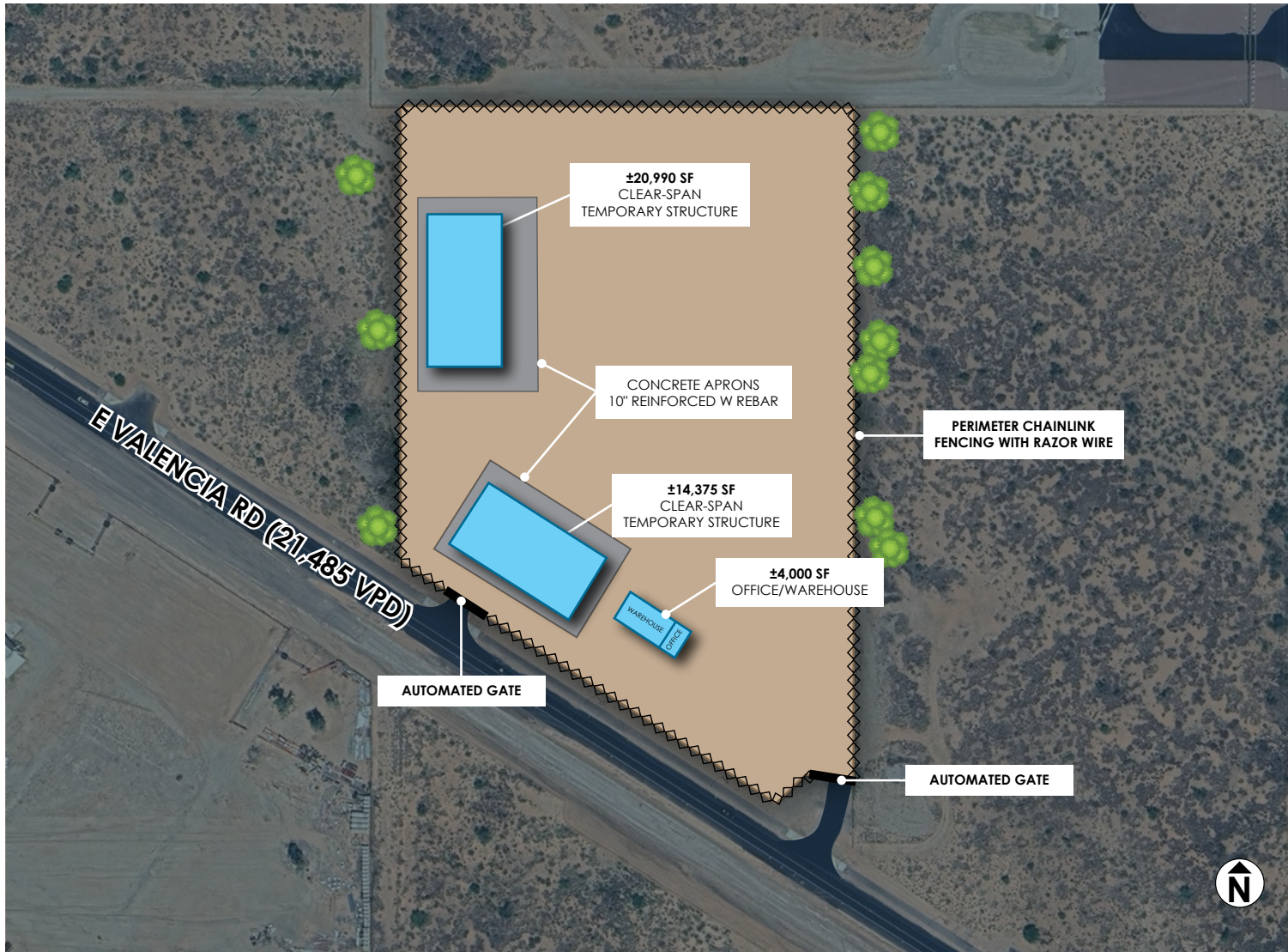
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

04 20 26

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## SITE PLAN



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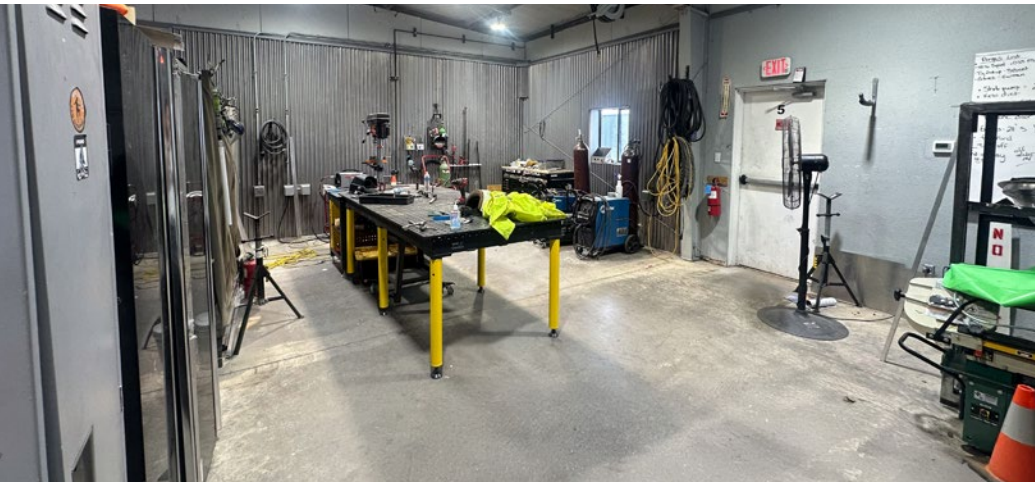
**SAM RUTLEDGE**

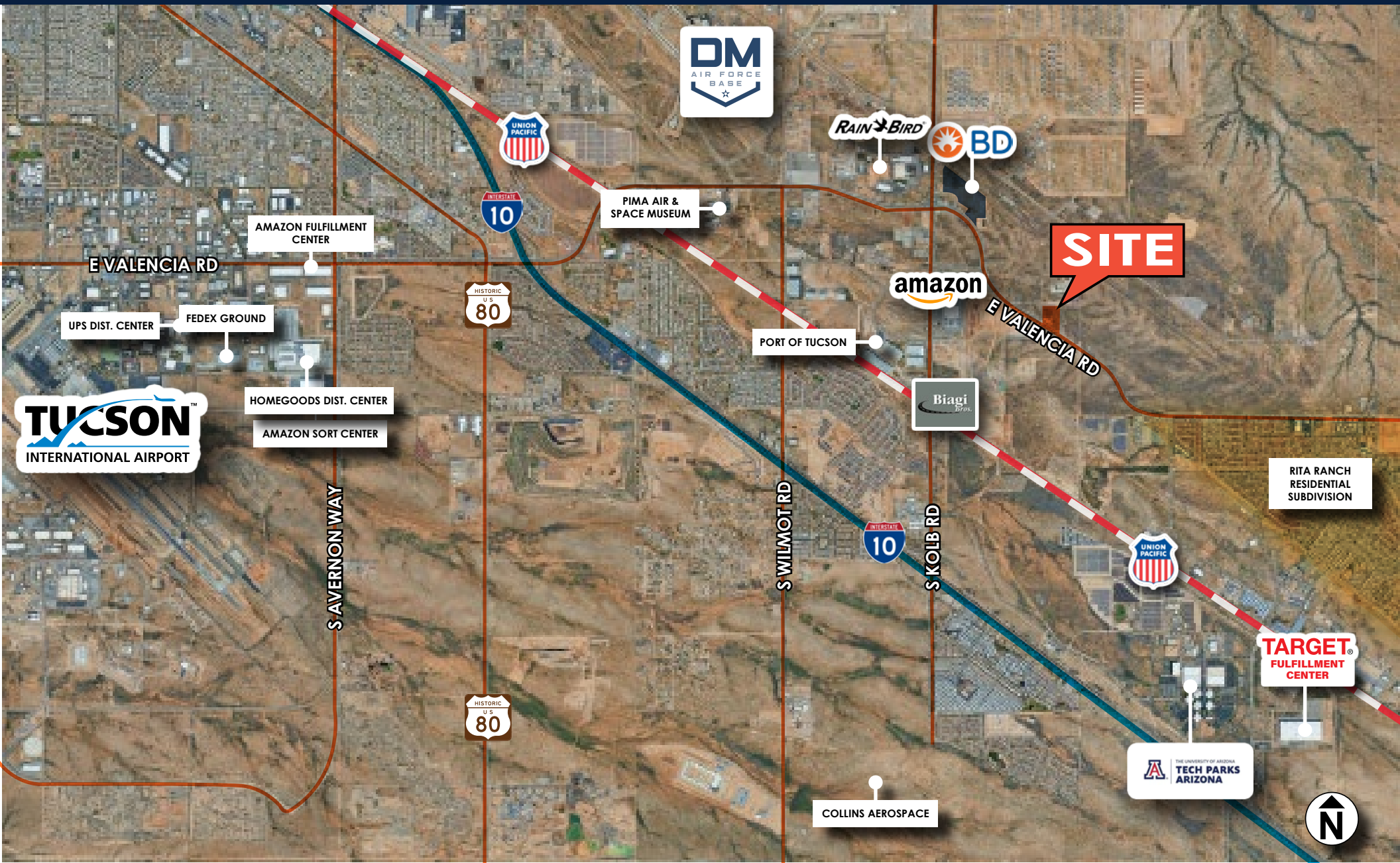
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