

FOR SALE | INDUSTRIAL / FLEX

870 S. CAMPBELL AVE

Tucson, Arizona 85719

\$900,000

±4,432 SF | I-1 | ±0.30 Acre

CHRISTINA CALDERON

Commercial Broker | Realty ONE Group Integrity Commercial



A Rare Owner-User Combination

02

EXECUTIVE-QUALITY OFFICE + HIGH-FUNCTION INDUSTRIAL UTILITY



\$900,000

OFFERING PRICE

±4,432 SF

BUILDING AREA

±0.30 AC

SITE AREA

\$203.07/SF

PRICE / BUILDING SF

THE OPPORTUNITY

870 S. Campbell Avenue delivers the presentation of a modern professional headquarters with the functionality of a true industrial asset. The property pairs a polished office buildout with warehouse space, two grade-level overhead doors, secure yard access and robust three-phase power—an unusually complete platform for a contractor, specialty trade, fabricator, service company or light industrial owner-user.

POSITIONING

Professionally renovated and occupied by Epstein Construction, the property reflects a construction-quality buildout with a clean, client-facing front office and operational space designed for equipment, vehicles and active workflow.

Property Highlights

FUNCTIONAL INFRASTRUCTURE. POLISHED EXECUTION.

BUILDING

±4,432 SF

SITE

±12,974 SF / ±0.30 acre

ZONING

City of Tucson I-1

APN

124-19-069D

YEAR BUILT

1998 per Assessor

CONSTRUCTION

Distribution warehouse / office-flex

POWER

200-amp, 3-phase; expandable to 400 amps*

LOADING

2 grade-level overhead doors

LARGEST DOOR

12' × 14' clear opening per floor plan

CONFIGURATION

Reception, private offices, conference, break area, restrooms and warehouse

SITE SECURITY

Fenced and gated rear service yard

PARCEL SHAPE

Rectangular; approx. 160.05' × 81.06'

**Electrical capacity information supplied by ownership; buyer to independently verify expansion feasibility and requirements.*

Sources: Pima County Assessor (building area/year/APN); City of Tucson Property Research Online (zoning); 2020 record of survey (site dimensions).

Office Environment

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A HEADQUARTERS YOUR CLIENTS—AND YOUR TEAM—WILL REMEMBER



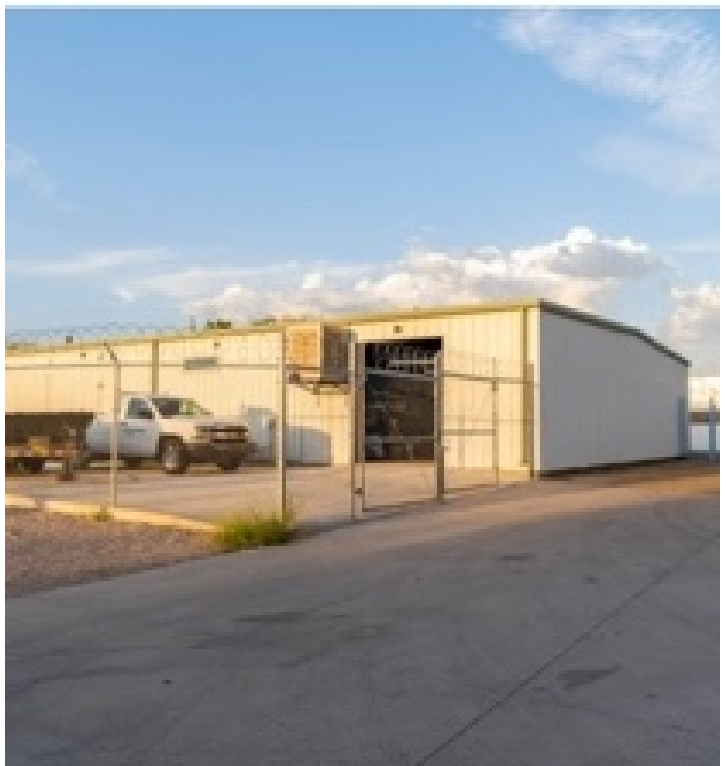
CONFERENCE | GLASS-FRONT OFFICES | POLISHED CONCRETE | NATURAL LIGHT



Warehouse & Loading

GRADE-LEVEL ACCESS AND SECURE OPERATIONAL CAPACITY

05



TWO OVERHEAD DOORS | SECURE YARD | 3-PHASE POWER | OWNER-USER READY

Floor Plan

OFFICE-FORWARD INDUSTRIAL/FLEX CONFIGURATION

06



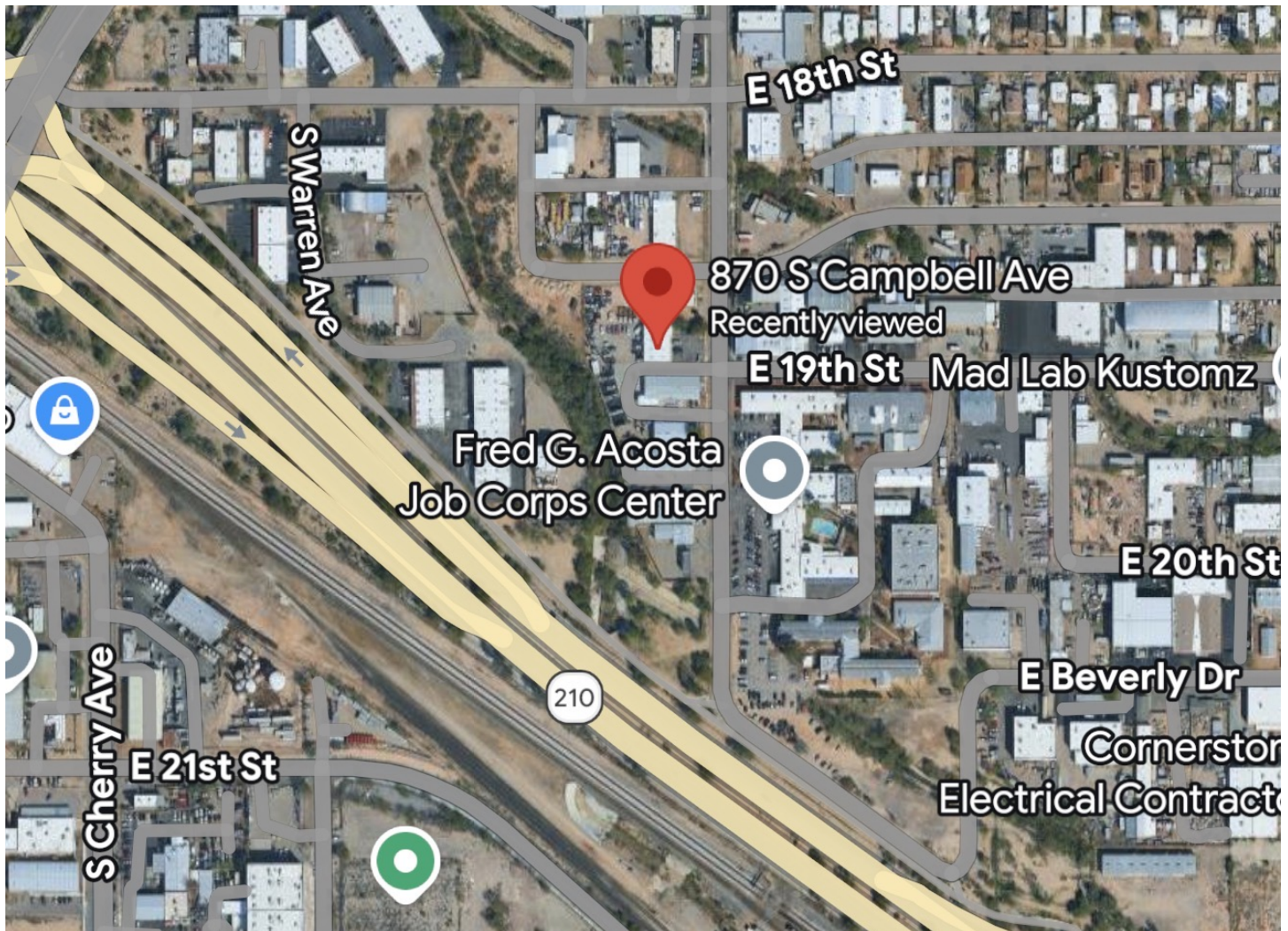
PLAN NOTES

Layout shown for general reference only. Room labels and dimensions should be independently verified. The plan identifies two overhead doors, including one 12' x 14' clear opening, warehouse area, offices, break area and separate restrooms.

Connected Tucson Location

07

INDUSTRIAL ACCESS MINUTES FROM DOWNTOWN, SR 210 AND MAJOR ARTERIALS



STRATEGIC ACCESS

Positioned just north of East 22nd Street and immediately east of the SR 210 / Aviation Parkway corridor, the property provides efficient connectivity to Downtown Tucson, Interstate 10, Tucson International Airport and the wider metro trade area.

CENTRAL

TUCSON LOCATION

SR 210

AVIATION CORRIDOR

E 22ND

MAJOR ARTERIAL

85719

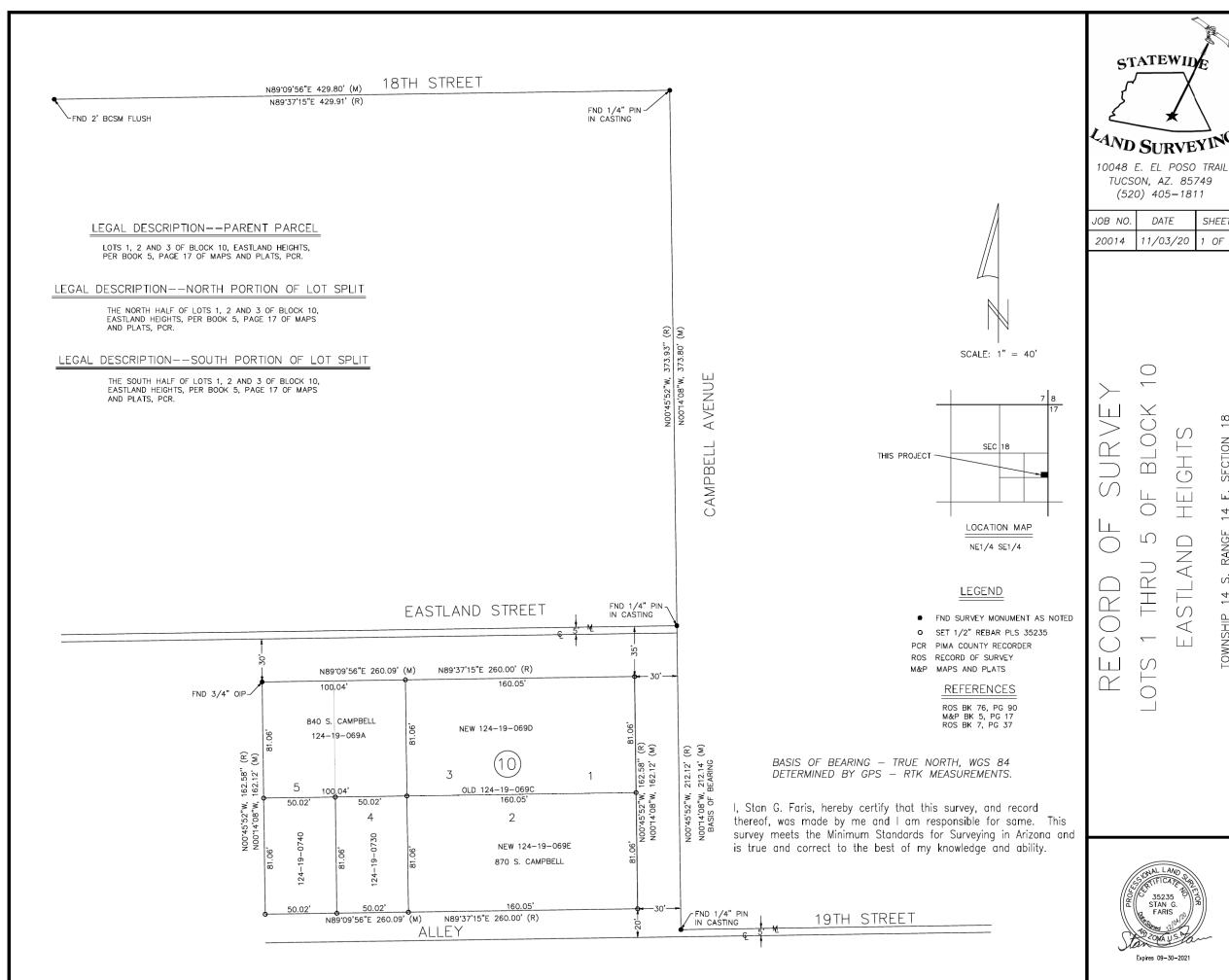
CENTRAL ZIP

Map shown for general orientation; buyers should independently verify routes and drive times.

Site & Parcel

08

RECTANGULAR ±0.30-ACRE PARCEL WITH CAMPBELL FRONTAGE AND ALLEY ACCESS



SURVEY-CONTROLLED DIMENSIONS

The 2020 record of survey depicts the 870 S. Campbell parcel as the south half of Lots 1, 2 and 3, measuring approximately 160.05 feet east-west by 81.06 feet north-south, with Campbell Avenue frontage and alley access along 19th Street.

OFFERING MEMORANDUM

870 S. Campbell Ave

Tucson, Arizona 85719

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