

# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Owner will vacate prior to closing

**\$3,775,000**

**MLS #6960844**

**3754 S 16th Ave  
Tucson, AZ 85713**

• Property improvements include:

- ±50 LED commercial light fixtures (2020)
- 14 Five-Ton Carrier HVAC units (2020)
- Newer lighting throughout
- Newer HVAC systems
- Exterior fencing (2020) – see photos
- Stainless steel security bars (2020)
- Stainless steel security door (2020)
- Fire suppression system
- Cardboard crusher included



## DETAILS

This ±24,990 square foot commercial building will be delivered vacant at closing, offering immediate availability and full flexibility for an owner-user or investor. The vacant delivery provides complete control for occupancy, repositioning, or customization without the limitations of an existing tenant.

The building features ADA-compliant restrooms, private mezzanine offices, and a functional layout suitable for a wide variety of commercial or industrial uses (subject to zoning). Significant capital improvements were completed in 2020, enhancing both operational efficiency and long-term value.

The site also offers ample on-site parking, providing convenience for employees, customers, and operational needs. The combination of size, infrastructure, security enhancements, and modernized systems creates a strong foundation for a wide range of commercial applications.

This is an excellent opportunity to acquire a well-improved, high-functioning commercial asset with immediate availability and substantial recent upgrades already in place.



Positioned in a highly trafficked Tucson retail corridor at 16th Ave & I-19/Ajo Way, this property benefits from adjacency to established national and regional retailers including Fry's Food & Drug, Burlington, Boot Barn, and Desert Sports & Fitness, creating strong cross-shopping synergy and consistent daily traffic.

**Linda Gerchick, CCIM**

**Designated Broker**

**Cell: 602-688-9279**

**Linda@JustSoldIt.com**



**Gerchick  
Real Estate**



This document/email has been prepared by Team Gerchick for advertising and general information only. Gerchick Real Estate—Home of Team Gerchick make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Gerchick Real Estate—Home of Team Gerchick exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss