

LARGE PARCEL WITH OFFICE BUILDING FOR SUBLEASE

# 3480 S. Broadmont Drive

5.74 Acres



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# Property Features

5.74 Acres of CI-2 (industrial) zoned land in Pima County, Tucson. Close to Tucson's industrial area and adjacent to Arizona Motor Vehicle Division. Utilities are available. Site is fully fenced and comes with a modular office and covered workspace.

**±5.74 AC**  
LAND AREA



**\$12,391.84**  
TOTAL PROPERTY TAXES

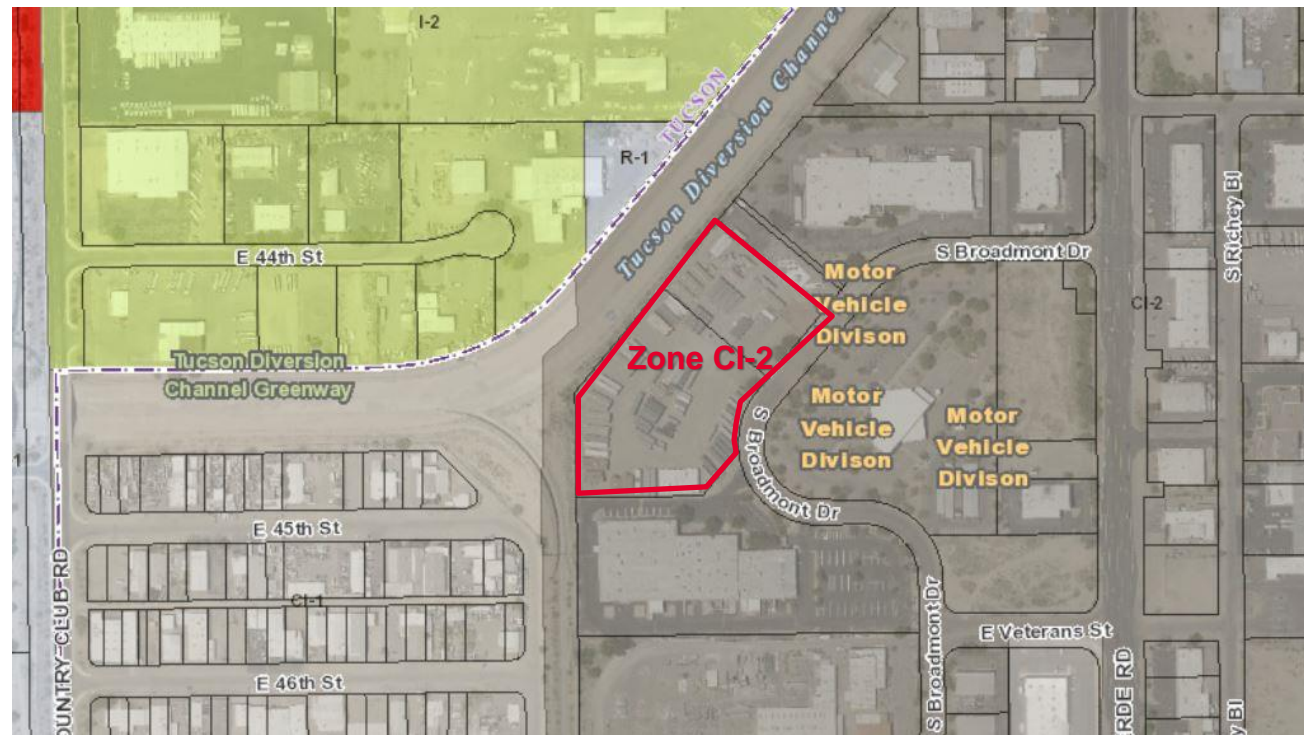


## Property Highlights

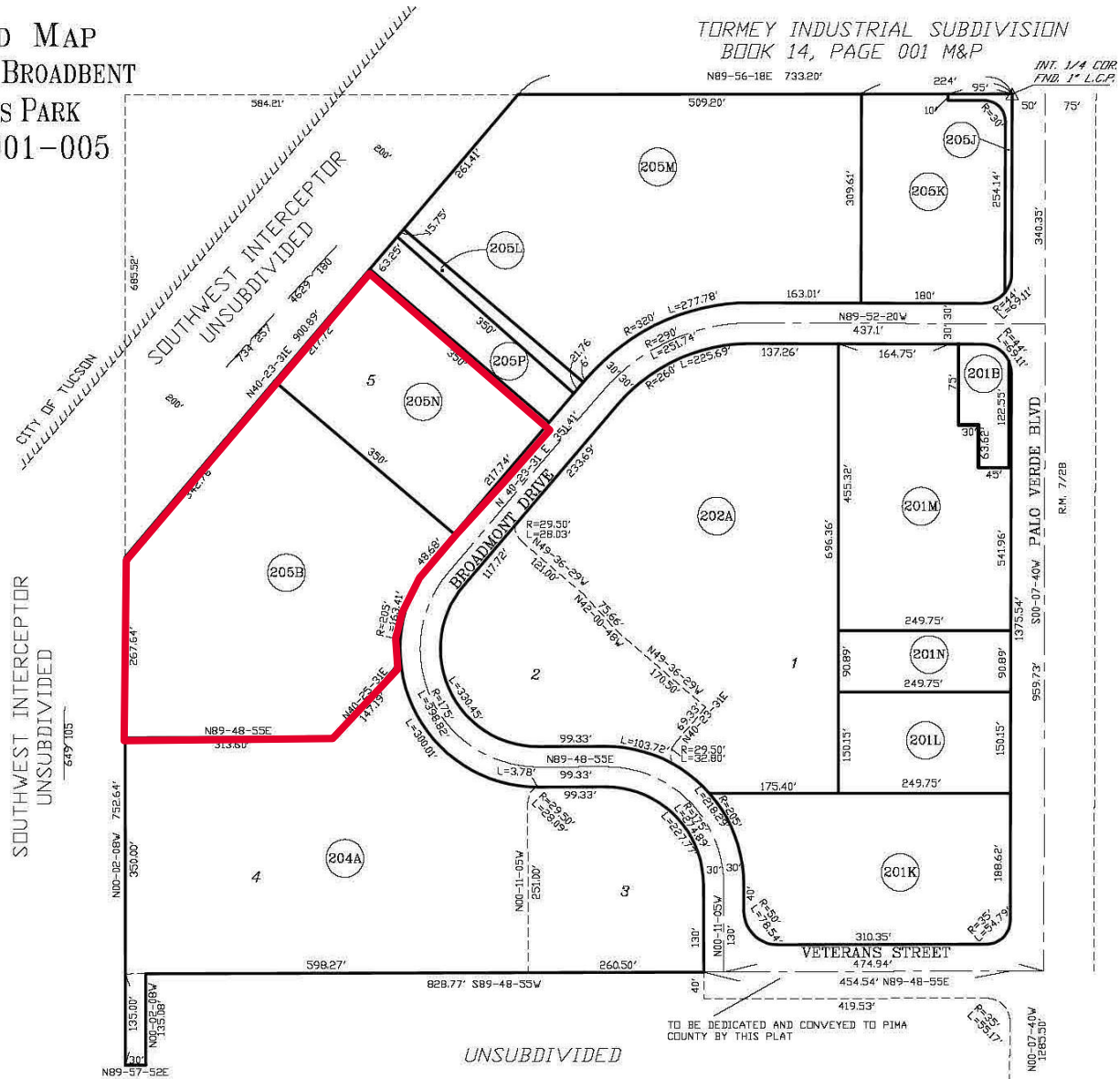
<b>Sublease Rate</b>	Negotiable—contact agent
<b>Land Size</b>	249,996 SF (±5.74 acres)
<b>Zoning</b>	CI-2, Pima County
<b>Utilities</b>	Available
<b>APN</b>	132-04-205B, 132-04-205N
<b>Property Taxes (2023)</b>	\$ 7,569.69
	\$ 4,822.15
	\$12,391.84 total
<b>Structures</b>	Modular office building: 1,456 SF
	Covered workspace



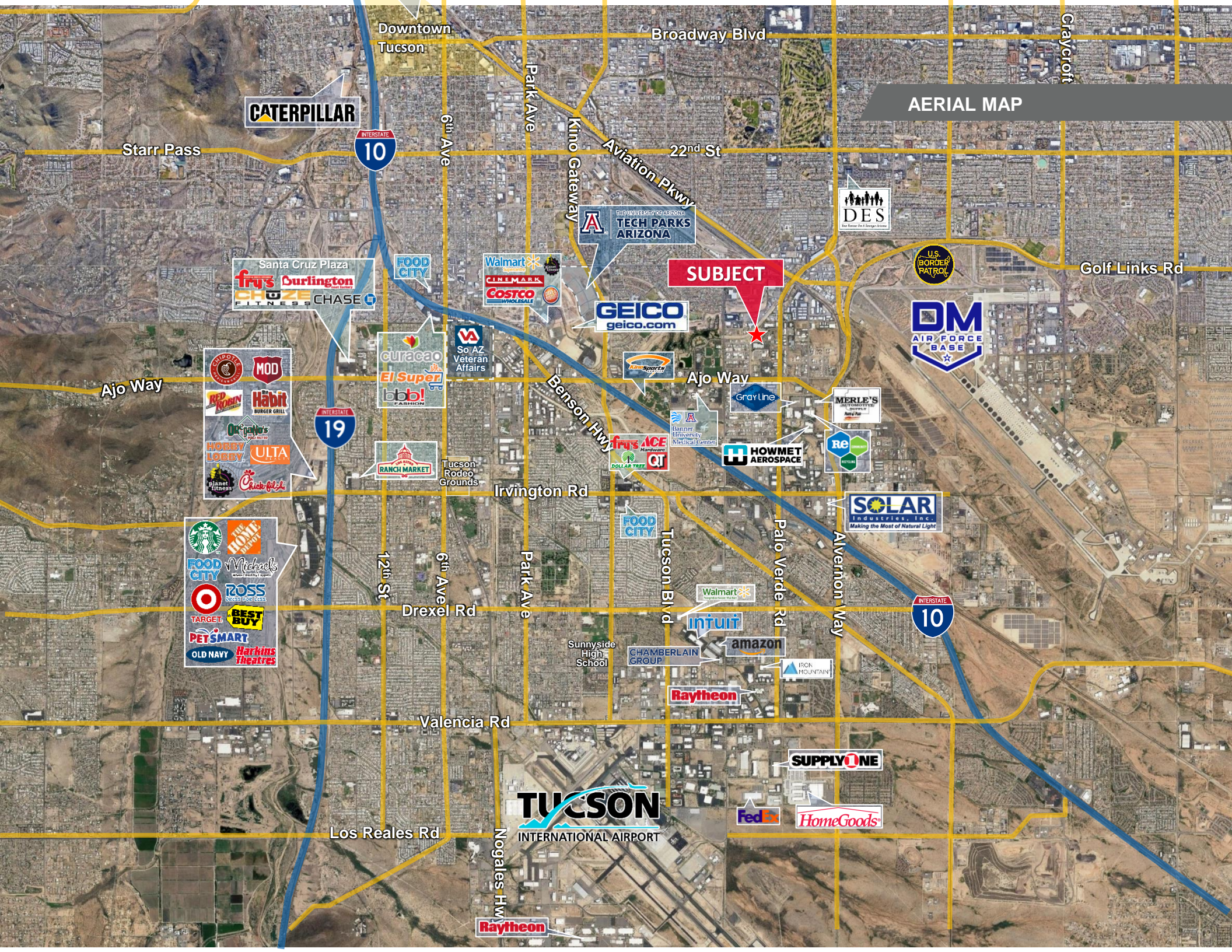
Covered workspace  
(canopy to remain; modular building not included)



ASSESSOR'S RECORD MAP  
TUCSON BROADBENT  
BUSINESS PARK  
LOTS 001-005



AERIAL MAP



CATERPILLAR

INTERSTATE 10

Broadway Blvd

Graycroft

Starr Pass

6th Ave

Park Ave

Kino Gateway

Aviation Pkwy

22nd St

DES

Golf Links Rd

Santa Cruz Plaza  
Fry's Burlington  
CHYZE  
FITNESS CHASE

FOOD CITY

Walmart  
CINEMARK  
Costco  
WHOLESALE

THE UNIVERSITY OF ARIZONA  
TECH PARKS  
ARIZONA

SUBJECT

U.S. BORDER  
PATROL

DM  
AIR FORCE  
BASE

GEICO  
geico.com

Ajo Way

INTERSTATE 19

curacao  
El Super  
labb!  
FASHION

So AZ  
Veteran  
Affairs

Benson Hwy

KwikSports

Ajo Way

Gray Line

MOD  
RED ROBIN  
Habit  
BURGER GRILL  
Hobby Lobby  
ULTA  
Planet Fitness  
Chick-fil-A

RANCH MARKET

Tucson  
Rodeo  
Grounds

Irvington Rd

Fry's ACE  
Hardware  
DOLLAR TREE  
QT

Banner  
University  
Medical Center

HOWMET  
AEROSPACE

re

MERLE'S  
LAST FORD EYE  
SERVICES

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

12th St

Drexel Rd

6th Ave

Park Ave

FOOD CITY

Tucson Blvd

Walmart

intuit

Palo Verde Rd

Avernon Way

SOLAR  
Industries, Inc.  
Making the Most of Natural Light

INTERSTATE 10

Sunnyside  
High School

CHAMBERLAIN  
GROUP

amazon

IRON MOUNTAIN

Valencia Rd

Raytheon

Los Reales Rd

TUCSON  
INTERNATIONAL AIRPORT

Nogales Hwy

SUPPLY ONE

FedEx

HomeGoods

Raytheon