Industrial | For Sale or Lease

CBRE

6701 S Midvale Park

±4 Acres Secured Outdoor Storage

Tucson, AZ 85746
www.cbre.com

±51,786 SF Building on ±7.8 Acres with ±18,000 SF Canopy

Property Highlights

- High-image corporate headquarters building with office, warehouse, heavy manufacturing with large storage yard and parking
- Fully improved ±18,000 SF canopy area with concrete slab, dock loading (truck well), electrical distribution/lighting and water
- Ideal location next to I-19 and Valencia Rd for cross border and near trade logistics
- Building size easily expandable
- Recently updated roof, ceiling scrim, asphalt and landscaping

Available	±51,786 SF *plus ±18,000 SF work canopy area*
Sale Price	$5,650,000
Lease Rate	Contact Broker
Office Buildout	Currently 40% - *can be reduced*
Land Area	±315,432 SF (±7.8 acres)
Power	2,500 amps 480V 3-Phase
Loading	5 docks and 2 grade-level doors
Clear Height	24’
Zoning	I-1, Light Industrial, City of Tucson

Photos

Monument Signage

Warehouse

Warehouse

Paved Yard

Canopy includes has truck well loading

Truck Court

Floor Plan

- Warehouse
- Offices

601 S Midvale Park
Tucson, AZ 85746

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Floor Plan

1st Floor Warehouse

±30,757 SF

Not to Scale

CBRE

Floor Plan

1st Floor Office ±10,524 SF

Not to Scale

2nd Floor Office ±10,507 SF

Contact Us

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