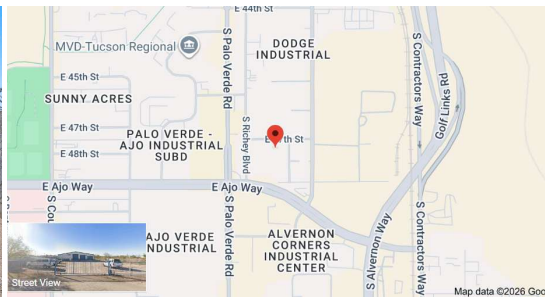




3626 E 47th St, Tucson, AZ 85713

<p>LIST PRICE \$1,750,000</p>	<p>PRICE PER SF \$198.86/sf</p>	<p>PROPERTY TYPE Industrial / Warehouse</p>
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PROPERTY DETAILS	PROPERTY HIGHLIGHTS
<p>Address: 3626 E 47th St, Tucson, AZ 85713</p> <p>APN: 132-04-179C</p> <p>Building Size: 8,800 SF</p> <p>Lot Size: .75 AC</p> <p>Year Built: 2008</p> <p>Zoning: C12</p> <p>Construction: Masonry/Block/Metal</p> <p>Clear Height: 16' ft</p> <p>Dock Doors: 0</p> <p>Grade Level Doors: 8</p> <p>Office Space: dedicated/air conditioned</p> <p>Power: 480 amps 3 phase</p> <p>Sprinklers: Yes</p>	<ul style="list-style-type: none"> • (8) roll-up bay doors (14', 12', 10' clearances) • Located in established Tucson industrial corridor • Pima County jurisdiction 6.1% sales tax rate • Ample yard/outdoor storage area/paved • Fully fenced/electric gate • (2) restrooms • Landscaped w/ drip irrigation system • Ideal for owner/user or investor • Ideal for distribution, fabrication, logistics or service ops



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