

# FOR SALE

## 2725 N. GRAND AVE | NOGALES

### PROPERTY SUMMARY

<b>TOTAL BUILDING SQ FT:</b>	20,000 SQ FT
<b>COLD STORAGE:</b>	15,000 SQ FT
<b>DRY STORAGE:</b>	4,400 SQ FT approx.
<b>OFFICE:</b>	600 SQ FT approx.
<b>TAX PARCELS:</b>	105-23-122B, 105-23-123A
<b>MUNICIPALITY:</b>	City of Nogales
<b>ZONING:</b>	GC (General Commercial)
<b>LAND AREA:</b>	2.58 acres
<b>BUILT:</b>	2000
<b>RENOVATED:</b>	2019
<b>LOADING DOCKS:</b>	13
<b>CLEAR HEIGHT:</b>	16 ft
<b>DISTANCE TO I-19:</b>	2 miles
<b>DISTANCE TO BORDER:</b>	4.1 miles
<b>ASKING PRICE:</b>	<b>\$1,950,000</b>

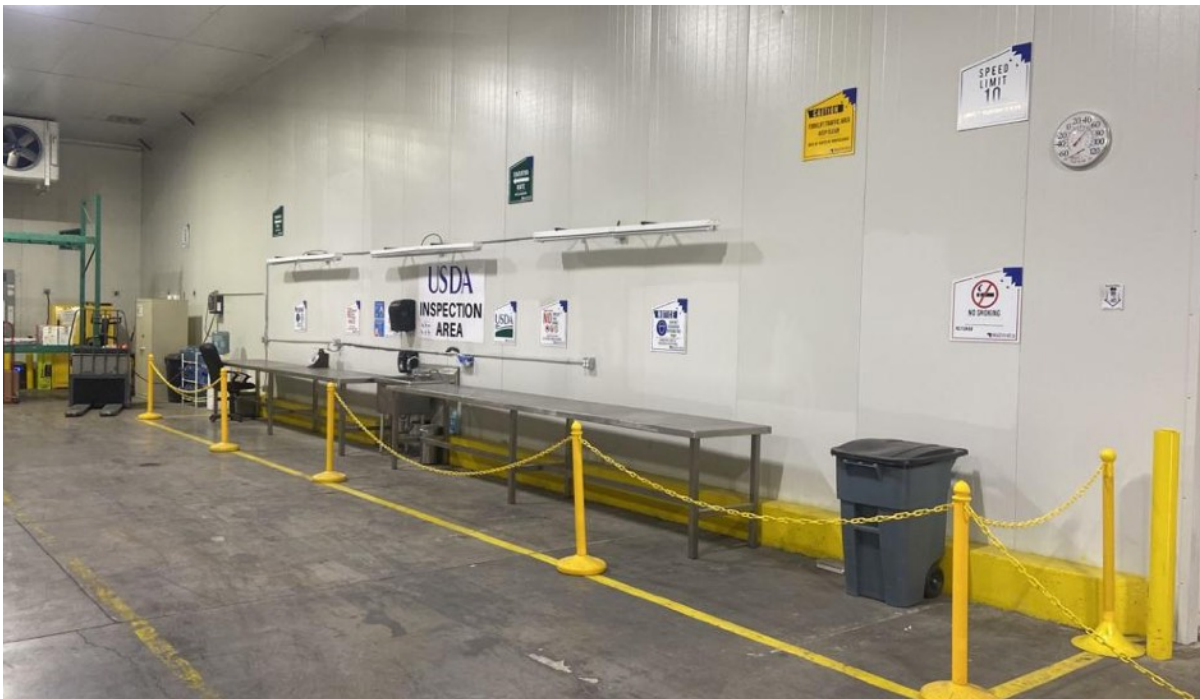
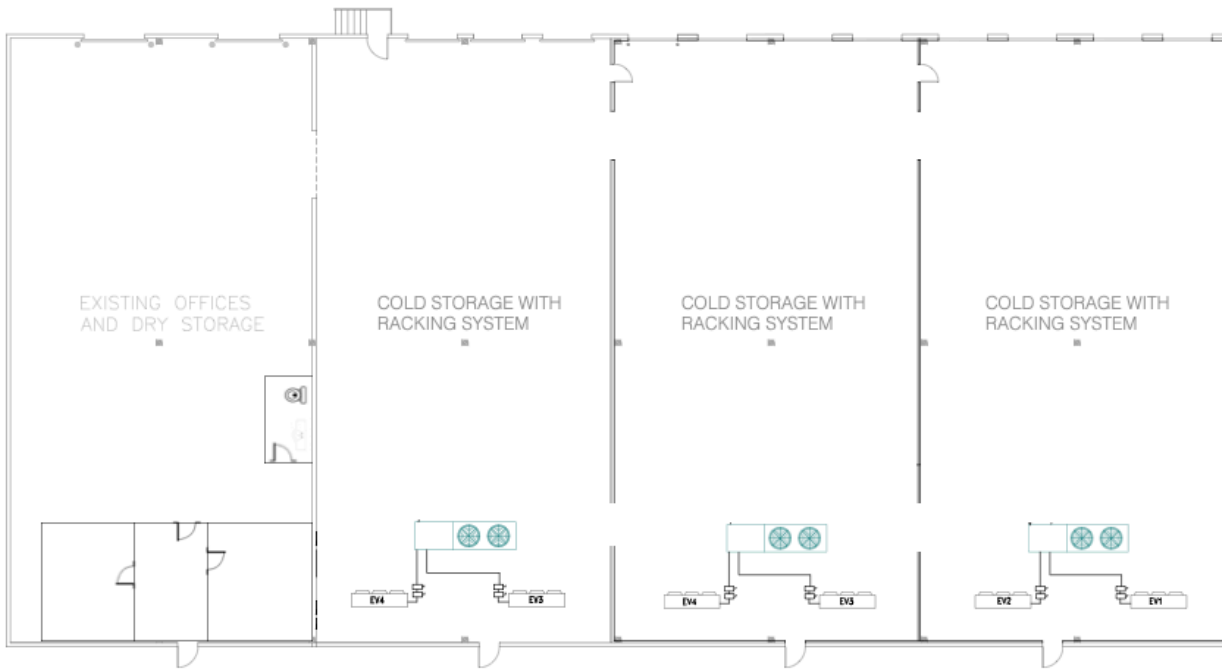
Seldom available cold storage warehouse in close proximity to the U.S.- Mexico border. Built in 2000 with masonry and metal construction. Recent 2019 renovation included new cooling system and insulation that allows for assurance of precise temperature control and efficiencies, both in the speed of temperate change and reduction of utility expenses. Ability for bays of 5,000 sq ft to be cooled to different temperatures. Clean warehouse with valuable USDA certification allows for inspections on site. Racking system and security system conveys with the sale of the property.

**JOHN HAMNER, CCIM**  
(520) 907 0030 | LEASEPROFESSIONAL@GMAIL.COM  
**JULIAN WILLETTS, CCIM**  
(520) 820 2231 | WILLETTSJULIAN@GMAIL.COM



**RE/MAX EXCALIBUR**  
6640 NORTH ORACLE ROAD #130, TUCSON, AZ  
85704  
(520) 623-0000

**RE/MAX**  
COMMERCIAL®



**RE/MAX EXCALIBUR**  
 6640 NORTH ORACLE ROAD #130, TUCSON, AZ 85704  
 (520) 623-0000  
 RE/MAX, LLC. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

