

# Former International Wildlife Museum For Sale



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**

## Property Information

**Address:** 4800 W Gates Pass Rd  
Tucson, AZ 85745

**Lot Size:** 51,331 SF

**Parcel ID:** 212-11-015F

**Zoning:** Suburban Ranch (SR)

## Highlights:

- **Former International Wildlife Museum**
- **51,331 SF Building**
- **11.37 Acres**
- **Three Stories**
- **SR Zoning**
- **Approx. 250 Parking Spaces**
- **Near Downtown Tucson**
- **Easy Access to I-10**
- **Existing Institutional Improvements**
- **Owner/User or Redevelopment Opportunity, Subject to Approvals**

## Description:

**Former International Wildlife Museum, consisting of a 51,331 SF, three-story building on 11.37 acres, zoned SR. The property includes exhibit halls, a 96-seat theater, a commercial kitchen, cafeteria, classrooms, offices, workshops, storage areas, and approximately 250 parking spaces. Located near Downtown Tucson with convenient access to I-10, the property sits along the Gates Pass corridor near Tucson Mountain Park, the University of Arizona, and other major destinations.**



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
roblamb@roblamb.com



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**

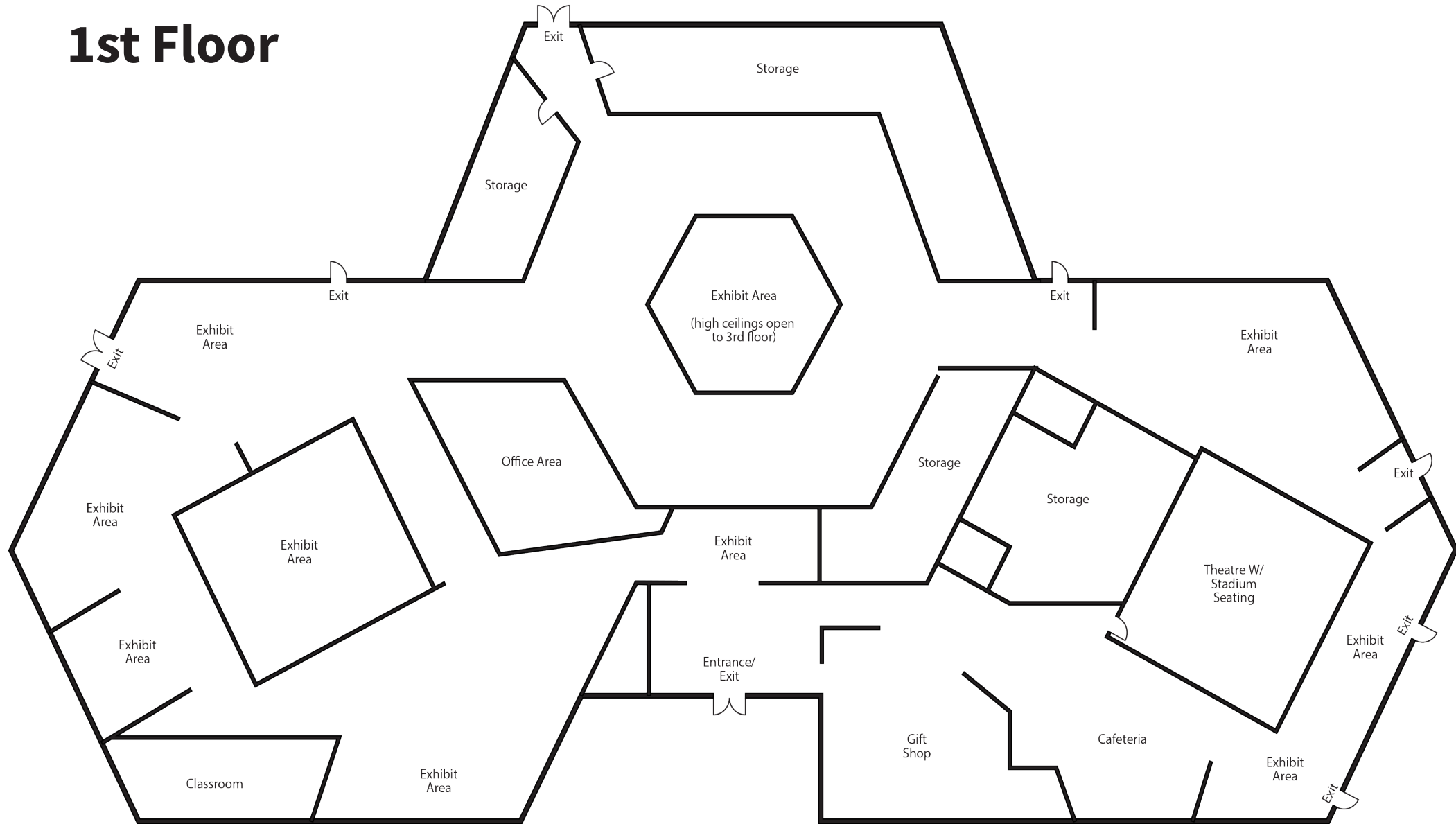


**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**

# 1st Floor

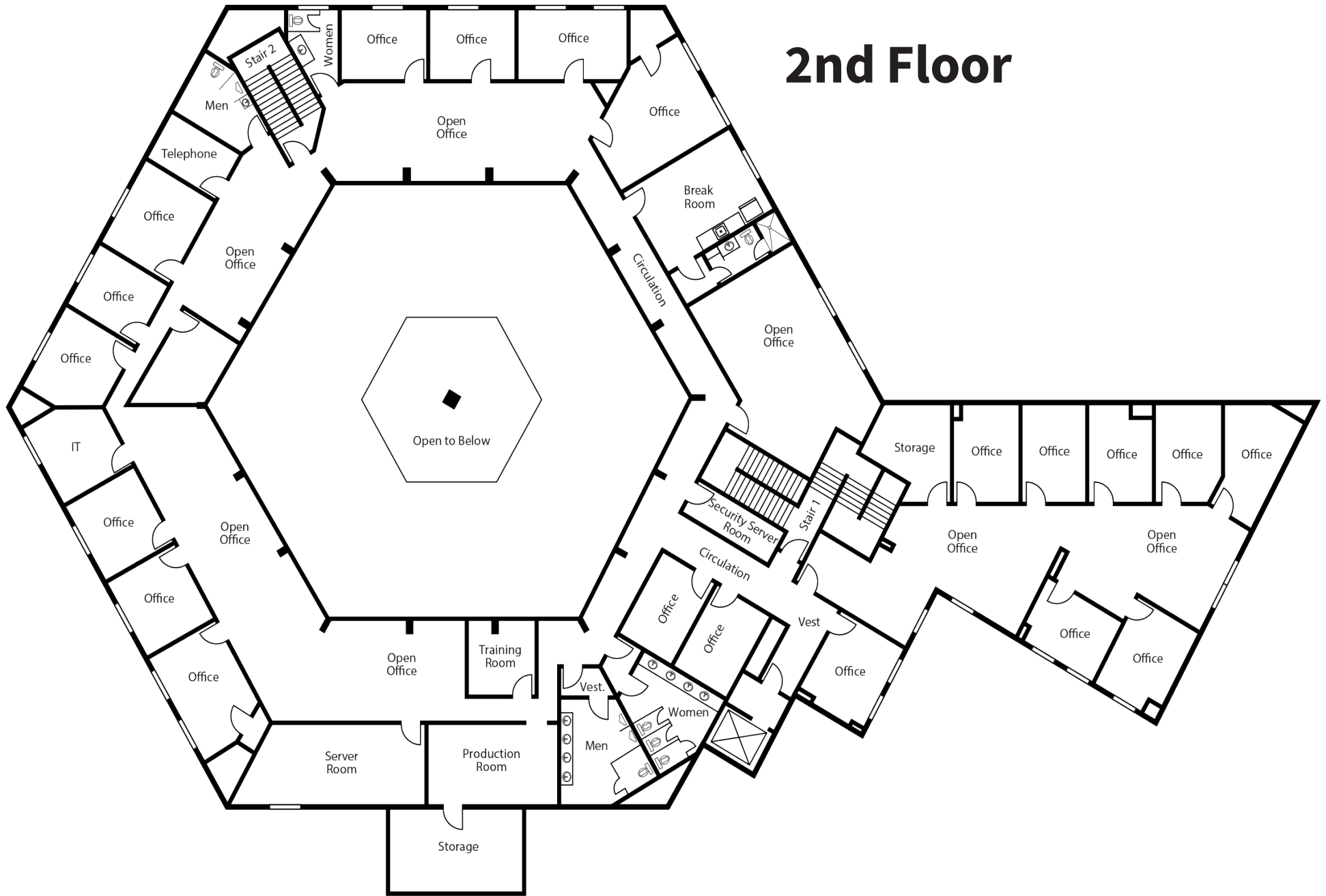


**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**

# 2nd Floor

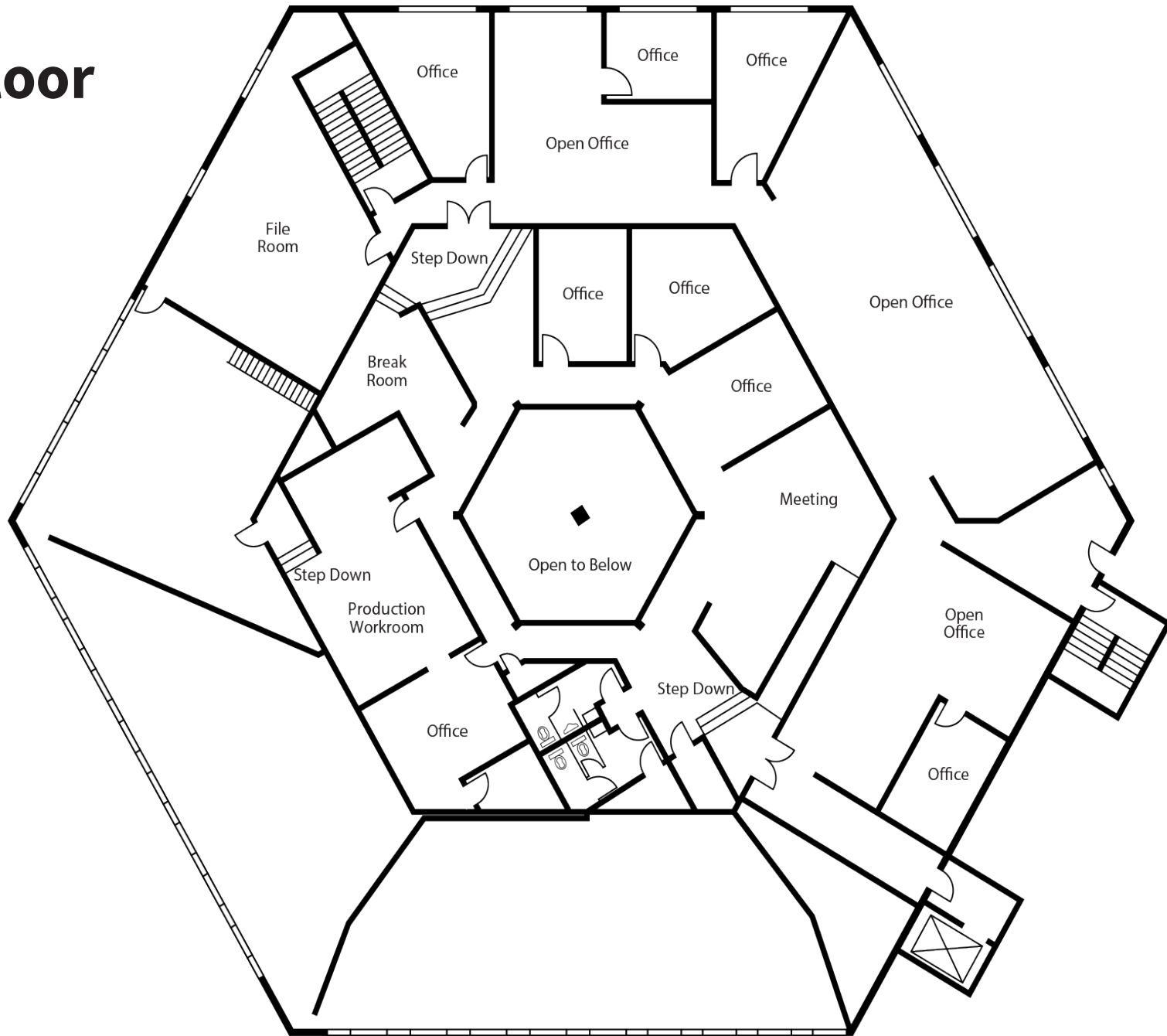


**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**

# 3rd Floor



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**



**\$5,000,000 (\$97.40/SF)**  
**4800 W Gates Pass Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**