

INDUSTRIAL


4,000 SF Single Tenant Building

Sale Price: \$380,000

Property Highlights

- Located in Los Reales Industrial Park
- Fenced Lot, 20' wide fenced gate
- NEW built up wood and shingle roof added by insurance company with 40 year warranty in 2016
- Pima County Septic System
- One Bathroom
- Office approx. 12' x 15' with built in 3 compartment sink
- Window unit HVAC for office
- No evaporative cooling in warehouse

Property Features

Land Area	43,564 SF (1 acre)
Tax Parcel No.	140-40-0510
Zoning	I-1 Light Industrial, City of Tucson
Property Taxes (2017)	\$2,451.90
Loading	(3) 12' x 15' Grade level doors
Power	200 amp 220V Single Phase
Construction	Masonry
Clear Height	18 feet
Year Built	1996

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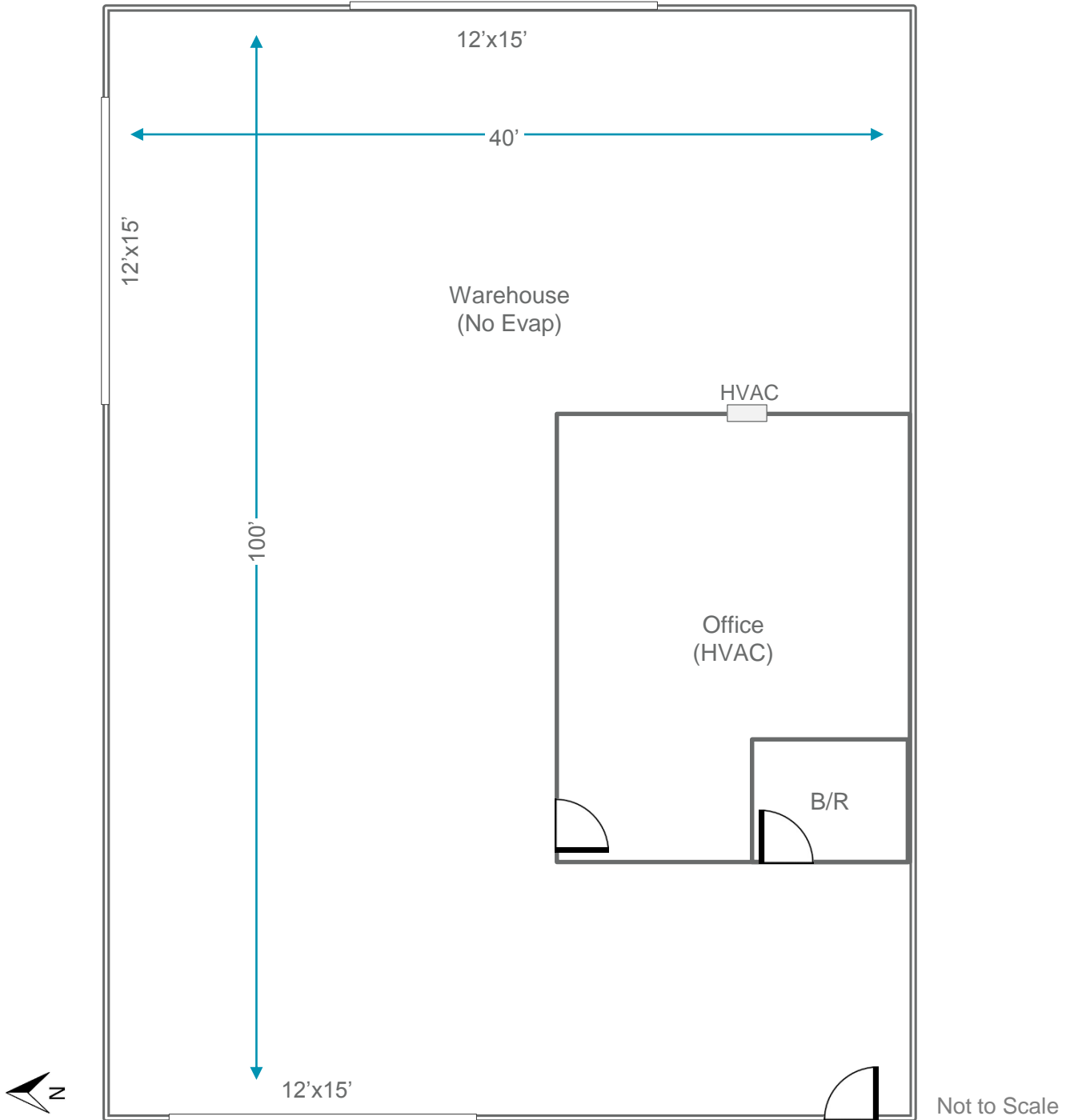
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Floor Plan

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