

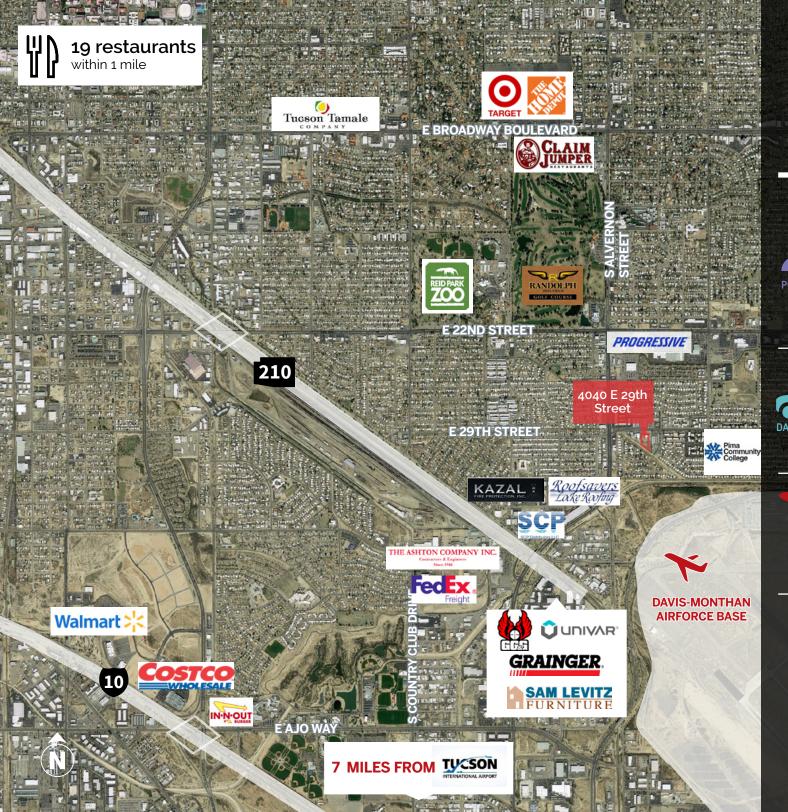
## STATE OWNED PROPERTY FOR SALE

### 4040 E 29th Street

### **PROPERTY FEATURES**

- Single tenant office and warehouse building totaling 7,500 SF
- 3,400 SF of air-conditioned space, approximate 9 foot finished ceiling height
- 4,100 SF of evaporative cooled warehouse with two roll-up doors and cross-dock drive through, approximate 18 foot clear height
- Building is fully fenced and secured
- 2.79 acres of land (121,522
   SF of land area)
- 2.00/1,000 parking ratio, expandable on the undeveloped site area
- C-2, City of Tucson zoning
- Parcel # 130-18-001H
- 1994 construction
- Exterior and directional signage





# Location Features

Tucson, AZ



**11,386** within 1 mile

**83,600** within 3 miles

**288,284** within 5 miles



**44,768 cars** travel on Alvernon Way

13,000 cars travel 29th Street



245 feet

of frontage on 29th Street (4 lanes with a center turn lane for access)



Sewer and Water:

City of Tucson

**Electric**:

Tucson Electric Power

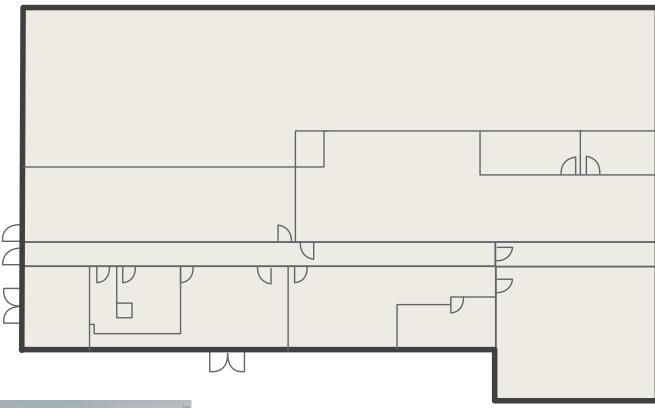
Gas:

Southwest Gas

Telephone/Internet:
Century Link

### FLOOR PLAN







#### FOR MORE INFORMATION, CONTACT:

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