

STATE OWNED PROPERTY FOR SALE

4040 E 29th Street | Tucson, AZ

7,500 SF office/warehouse building on 2.79 acres
\$750,000 minimum sale price



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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

29TH STREET

PARCEL #: 130-18-001H





19 restaurants
within 1 mile



SALVERNON STREET

E 22ND STREET



210

4040 E 29th Street

E 29TH STREET



E AJO WAY

S COUNTRY CLUB DRIVE



DAVIS-MONTHAN AIRFORCE BASE

10

7 MILES FROM TUCSON INTERNATIONAL AIRPORT



Location Features

Tucson, AZ

11,386
within 1 mile



POPULATION

83,600
within 3 miles

288,284
within 5 miles



DAILY TRAFFIC COUNTS

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

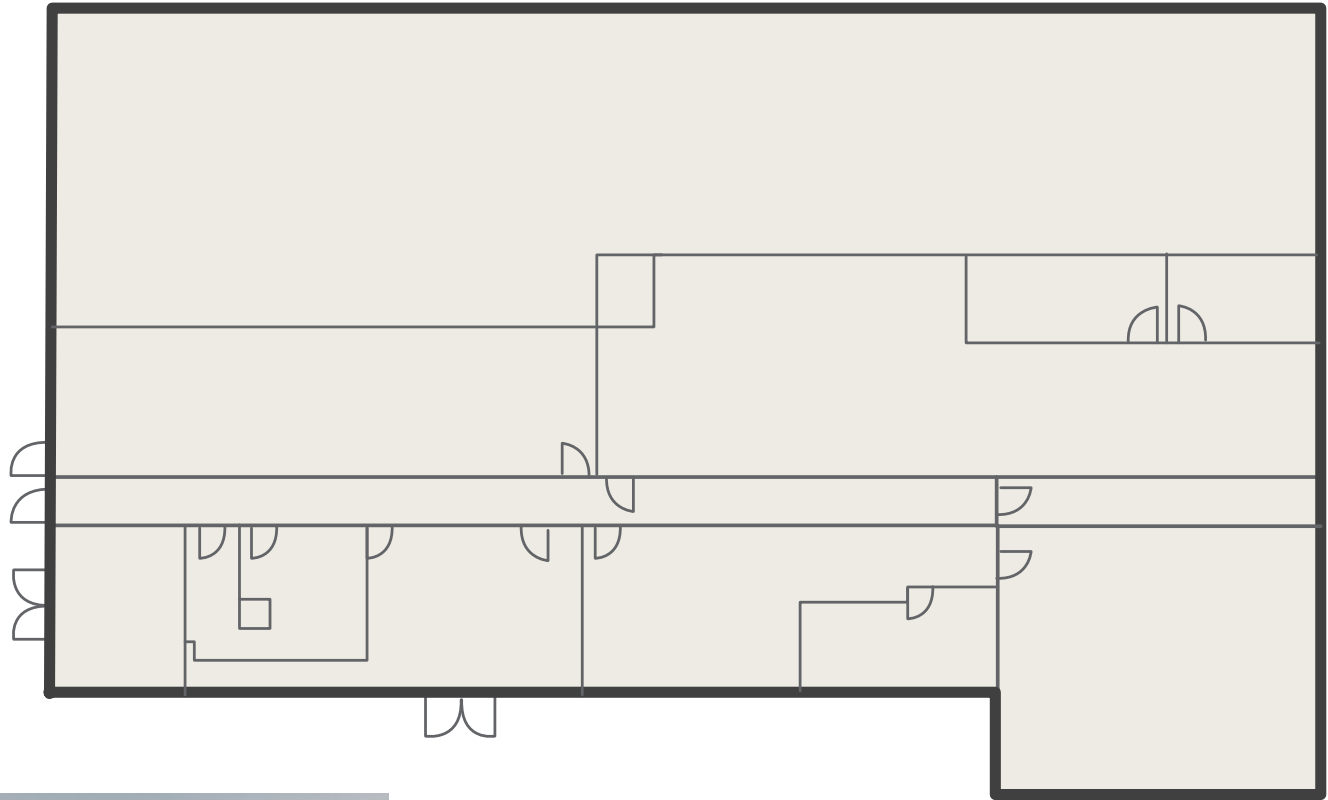
Gas:

Southwest Gas

Telephone/Internet:

Century Link

FLOOR PLAN



FOR MORE INFORMATION, CONTACT:

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