

FOR SALE: \$1,549,000.00



EXCLUSIVELY REPRESENTED BY:

Tucson Realty & Trust Co.

Frank Arrotta

520-465-5291 | farrotta@tucsonrealty.com

333 N Wilmot Rd., Suite 340

Tucson, AZ 85711

PROPERTY DETAILS:

- Building Size: ± 14,114 SF
- Lot Size: ± 36,900 SF
- Property Taxes: \$15,071.37 (2019)
- Zoning: CB-1, City of South Tucson
- APN: 118-22-3540, 118-22-3550,
118-22-3560, 118-22-3570, 118-22-3580

PROPERTY HIGHLIGHTS:

- Centrally located to all areas of Southern Arizona with easy on/off access to I-10
- Located near the I-19 & I-10 interchange
- Surrounding Distribution Facilities
- Located in Empowerment Zone
- Located in Federal Opportunity Zone
- Foreign Trade Zone Opportunity

FOR SALE \$1,549,000

Warehouse/Cold Storage/Distribution Building
102 W 29th St., Tucson, AZ



Year Built:

- 1991 (New facility built on the property)
- 2001 (Remodel/Renovation and Expansion)

Loading:

- Three (3) Dock-Height Doors

Ceiling Height:

- 22 Feet at the sidewall
- 25 Feet at building center point
- Refrigeration/Freezer coolers up to 25 feet | code allows 40- foot building height

Utilities:

- Electric: 1200 amp/120-208/3-phase 4-wire - TEP
- Gas: Property-Line - Southwest Gas
- Water: City of Tucson
- Sewer: Pima County

Monitors:

- Refrigeration - Remote Notification Alarms



Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt it's accuracy, but do not guarantee it.

FOR SALE \$1,549,000

Warehouse/Cold Storage/Distribution Building
102 W 29th St., Tucson, AZ



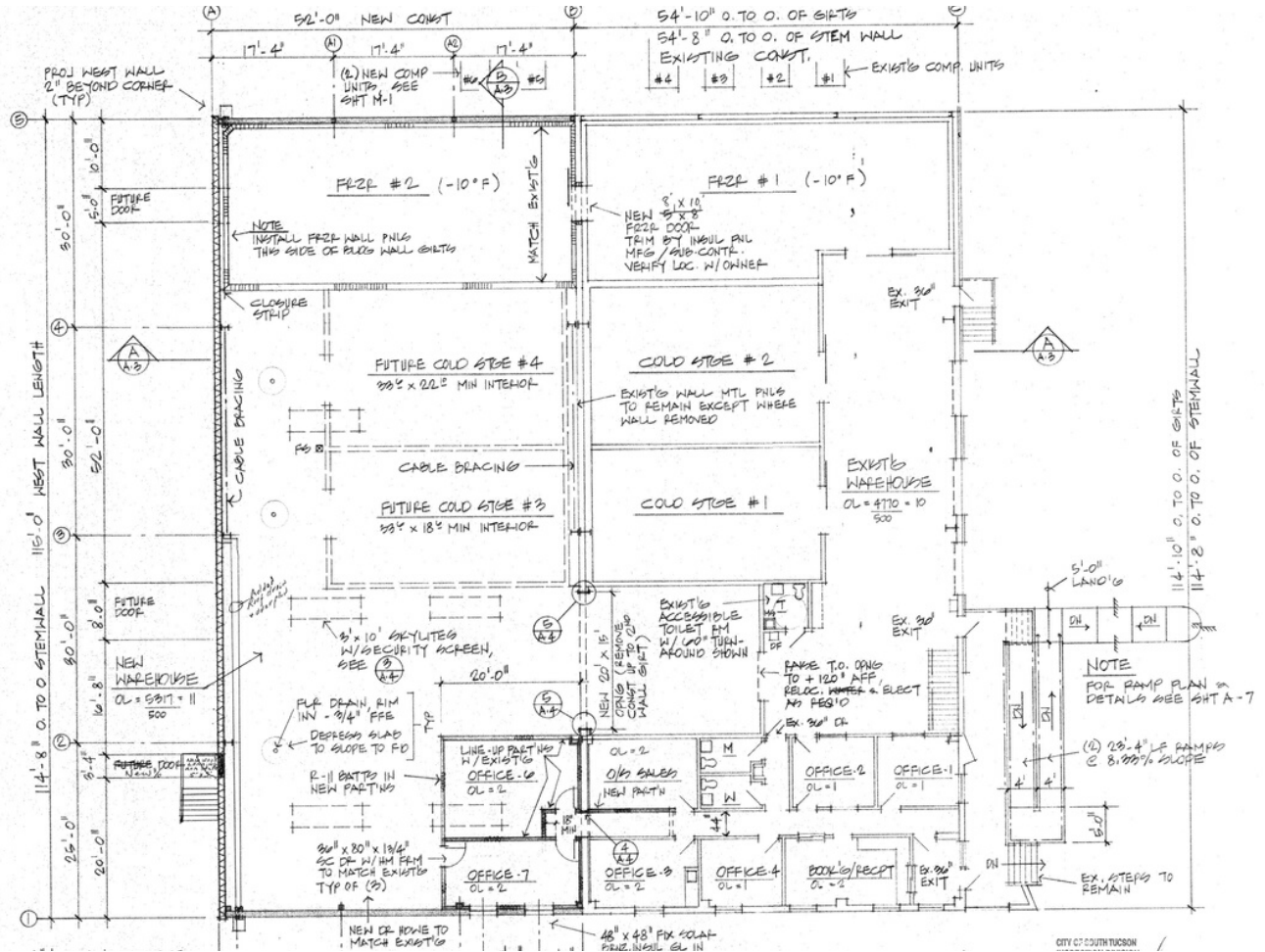
Information contained herein is based on information provided from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

Building: Approximately 14,114 SF

- Warehouse dry storage - 6,869 SF
- Warehouse mezzanine dry storage - 1,924 SF
- Refrigeration Cooled Storage - 1,065 SF
- Freezer Cold Storage - 2,332 SF
- Office - 1,924 SF

Future Expansion:

Building design for future warehouse/cold storage/loading dock expansion



EXCLUSIVELY REPRESENTED BY:

Tucson Realty & Trust Co.

Frank Arrotta

520-577-7000 (office) 520-465-5291 (cell) |

farrotta@tucsonrealty.com

333 N. Wilmot Rd., Suite 340,

Tucson, AZ 85711



FOR SALE \$1,549,000

Warehouse/Cold Storage/Distribution Building
102 W 29th St., Tucson, AZ



In close proximity to the major industrial corridor and distribution facilities such as:

- Amazon's Last Mile Distribution Center
- United Postal Service (UPS) Southern Arizona Distribution Center
- Finley Distribution Warehouse (Millers/Coors Beer Distributor)
- Restaurant Depot

Located in the Empowerment Zone

The program gives tax incentives to stimulate job growth and promote economic development.

Located in the Federal Opportunity Zone

The program was created under a provision of the Tax Cuts and Jobs Act. Investors who reinvest capital gains monies in Opportunity Zones will receive reductions on capital gains taxes relative to the years of their investment.

Foreign Trade Zone Opportunity:

Property can be designated and activated as Foreign Trade Zone (FTZ). This allows companies to reduce costs from customs duties, taxes and tariffs, improve global market competitiveness, and minimize bureaucratic regulations.



Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

EXCLUSIVELY REPRESENTED BY:
Tucson Realty & Trust Co.

Frank Arrotta

520-577-7000 (office) 520-465-5291 (cell) |

farrotta@tucsonrealty.com

333 N. Wilmot Rd., Suite 340.

Tucson, AZ 85711