

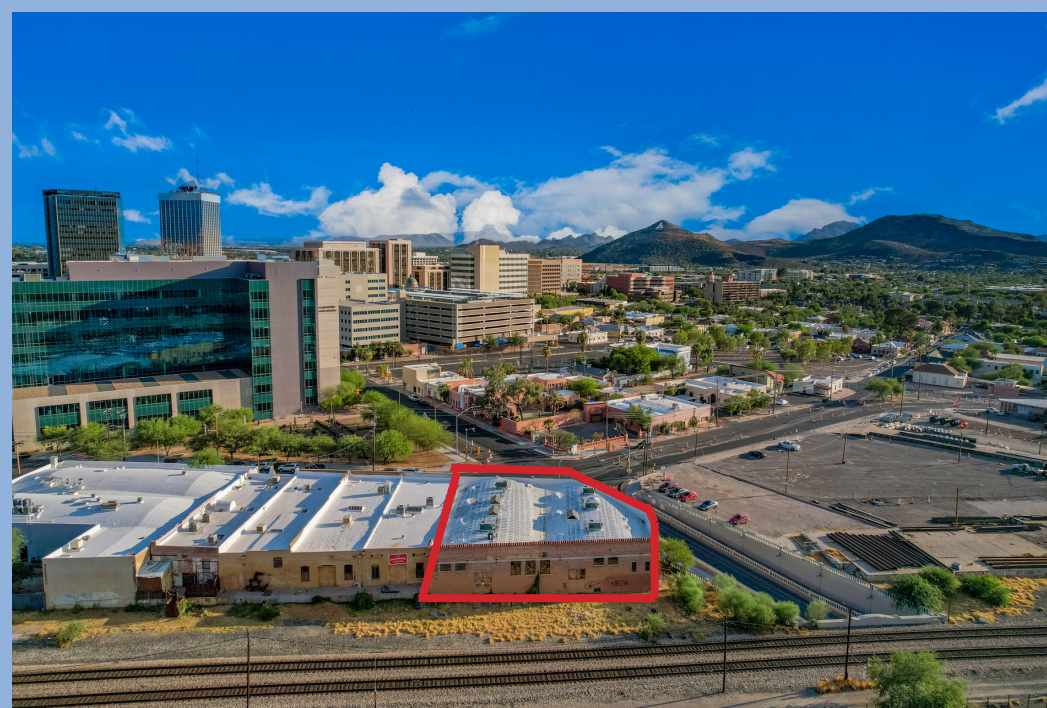
# 17,474 SF Warehouse in Downtown Tucson



**\$2,500,000 For Sale**  
**\$15,000/mo NNN Lease**  
**1 E Toole Ave Tucson, AZ 85701**



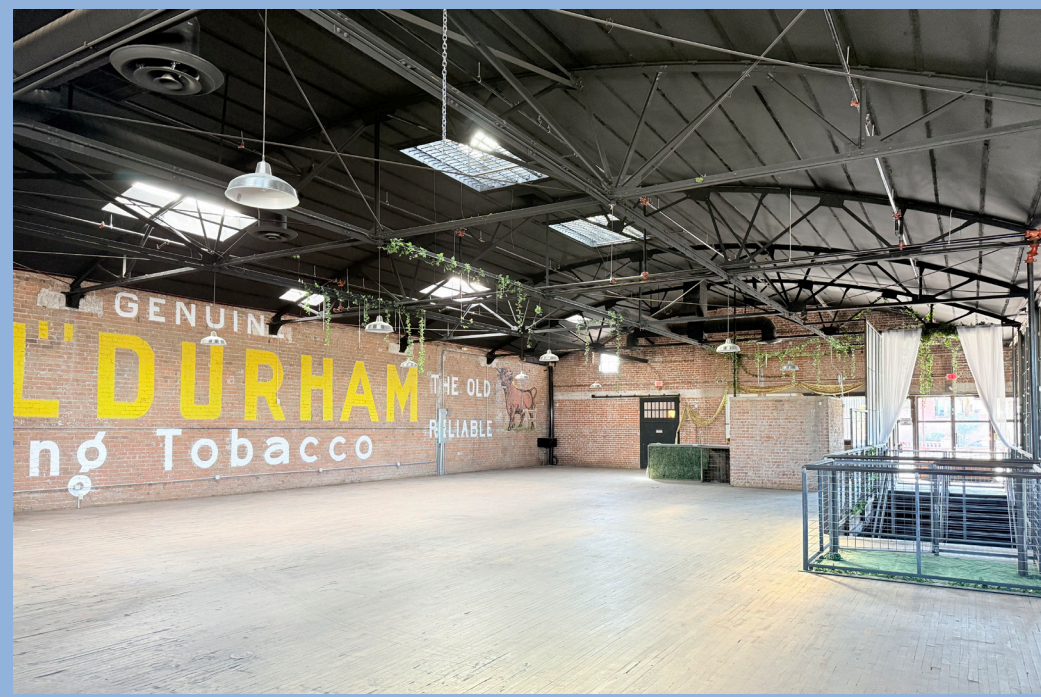
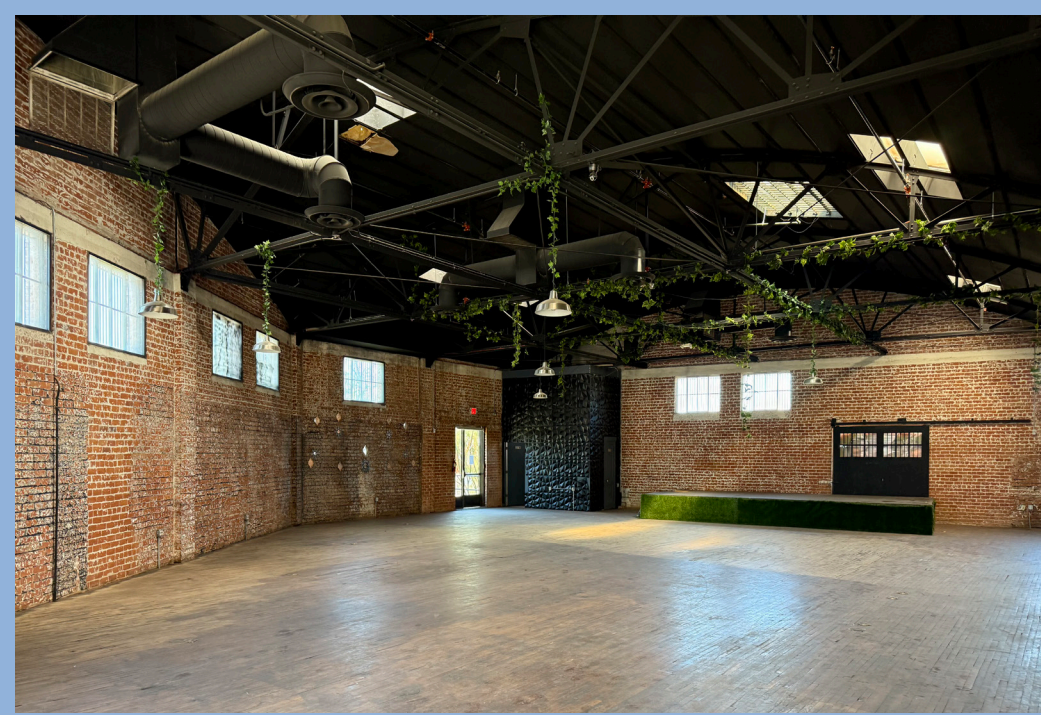
**ROB LAMB**  
**Cell# 520-444-4411**  
[roblamb@roblamb.com](mailto:roblamb@roblamb.com)



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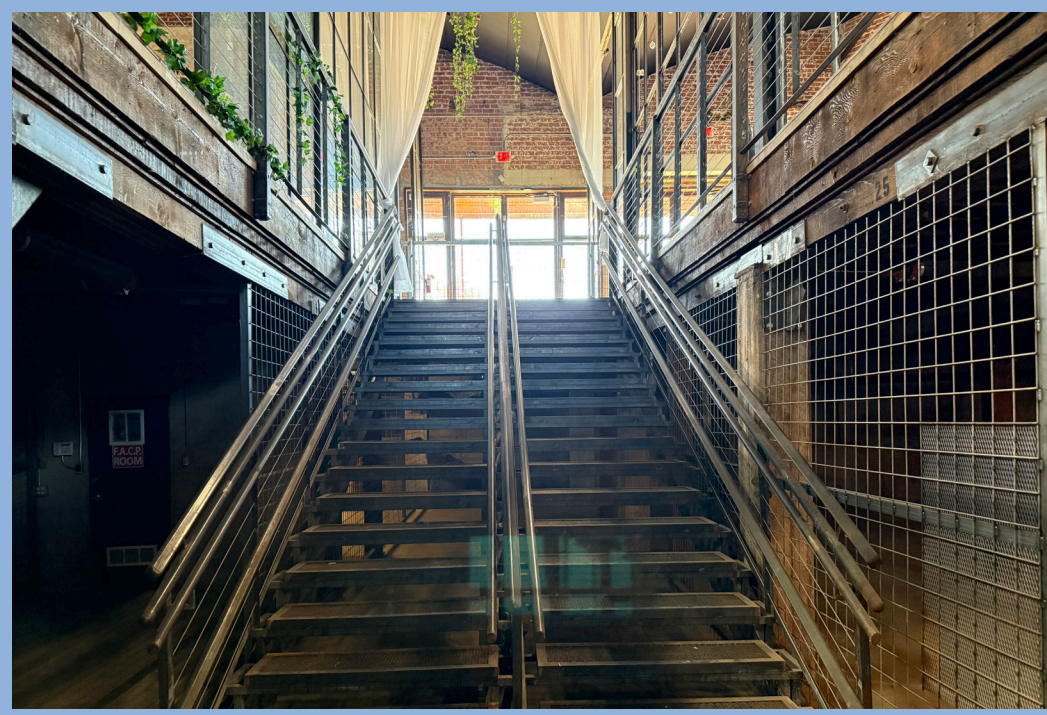
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## Property Information

Address: 1 E Toole Ave  
Tucson, Arizona 85701

Building  
Size: 17,474 SF

Lot Size: 0.24 Acres  
10,643 SF

Parcel  
ID: 117-16-0100

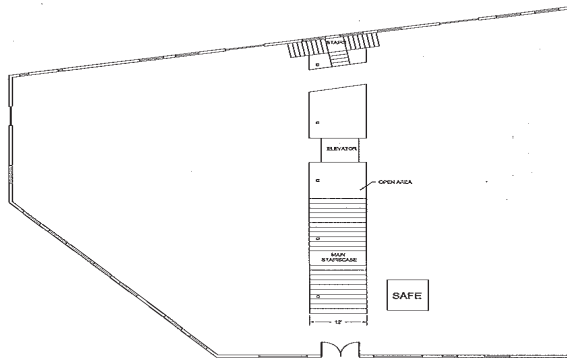
Zoning: I - 1 Industrial

Price: \$2,500,000 For Sale  
\$15,000/Mo NNN Lease

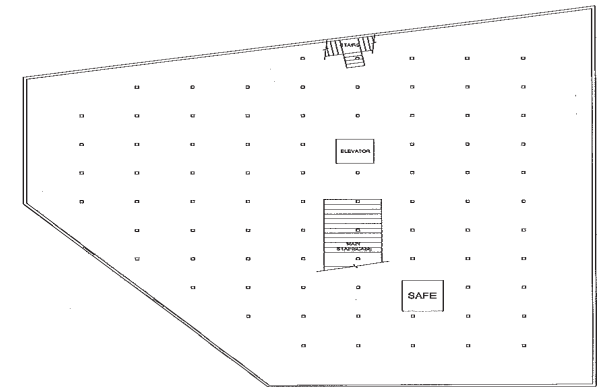
Description: **Beautiful historic** warehouse built in 1928. Soaring barrel truss ceiling, original wood floors and exposed brick walls. 374 occupancy limit.



NOTES:  
TOTAL FLOOR SPACE:  
A. UPPER LEVEL 9,291 SQ. FT.  
B. LOWER LEVEL 8,868 SQ. FT.



UPPER LEVEL

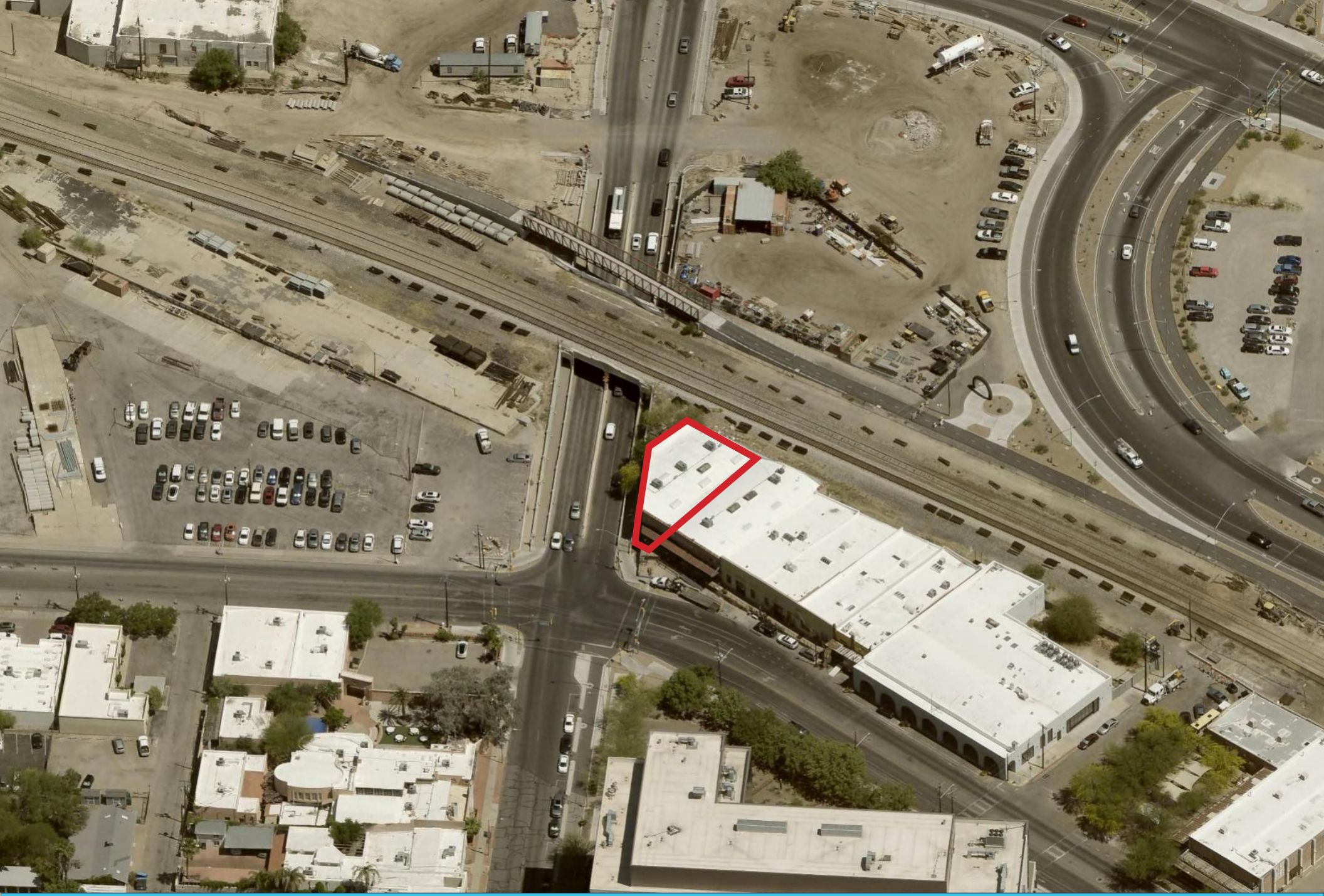


LOWER LEVEL

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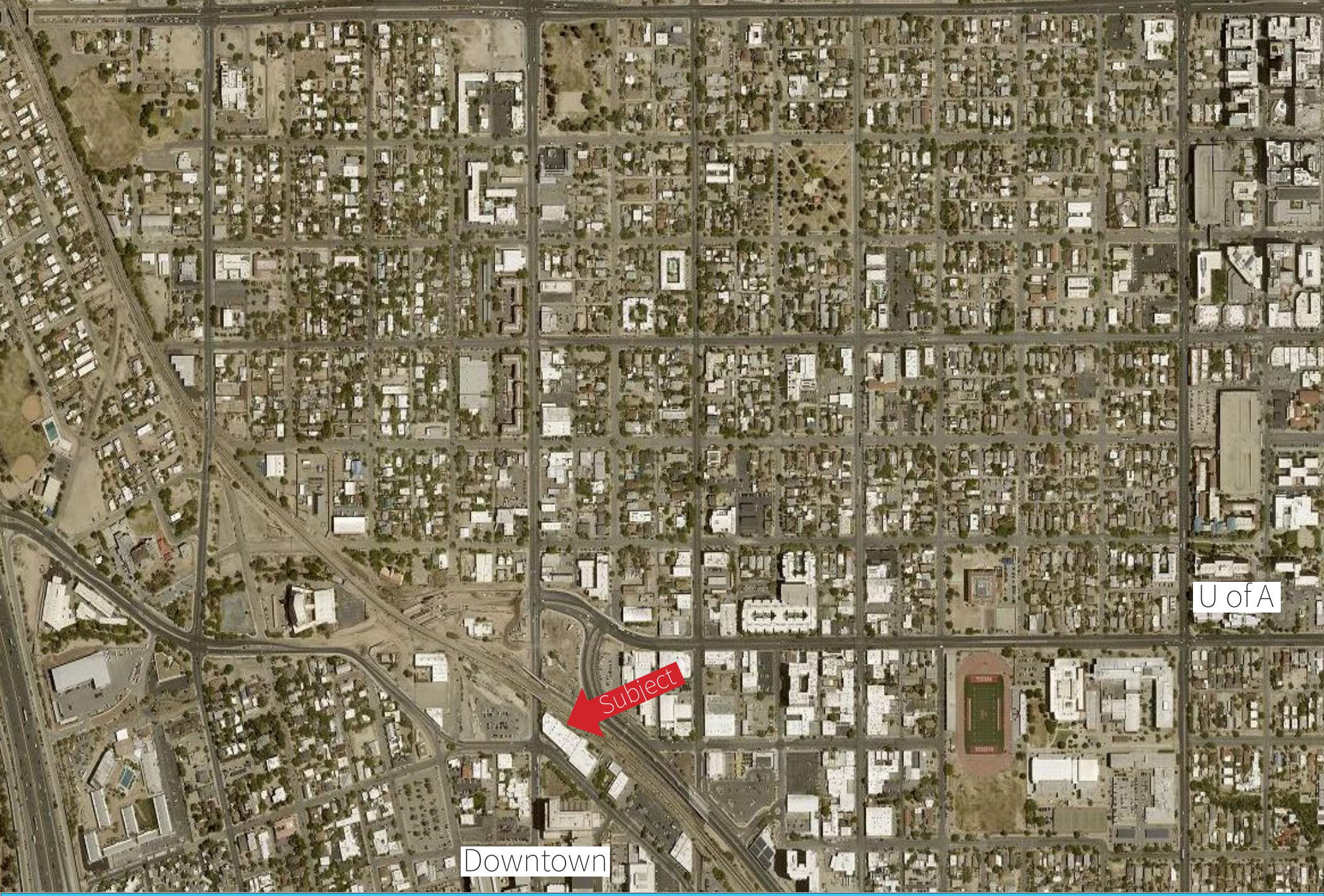
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U of A

Subject

Downtown

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# Additional Parking Near 1 E Toole

1. 119 E Toole Ave
2. 140 E Toole Ave
3. 79 E Alameda St
4. 50 W Franklin St
5. 100 W Franklin St
6. 272 N Church Ave
7. 257 N Stone Ave
8. 38 E Alameda St

