

Industrial | For Sale



5580 S Nogales Hwy

Tucson, AZ 85706

±109,229 SF Freestanding Industrial
Facility with Heavy Power and Large
Fenced Yard on ±8.08 Acres

Sale Price: \$7,209,114 (\$66/SF)



5580 S Nogales Hwy
Tucson, AZ 85706

±109K \$7.21M

Building Size

Sale Price

Property Highlights

- Designed for manufacturing and assembly (historically used by Westmed manufacturing)
- Single tenant industrial with secured yard
- Ideal for cross-border distribution or manufacturing
- FTZ Capable
- Located within the Opportunity Zone

Property Details

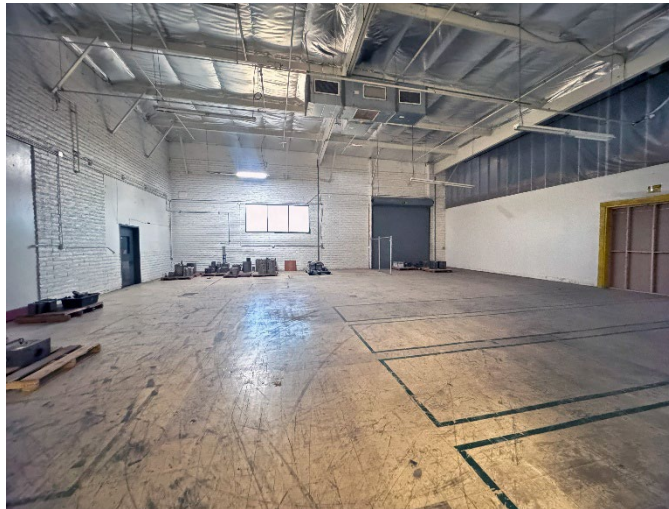
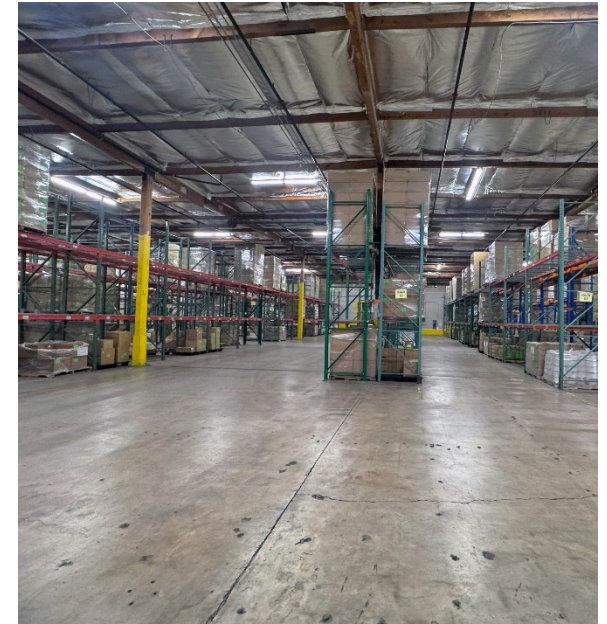
Building Size	±109,229 SF
Sale Price	\$7,209,114 (\$66.00/SF)
Lot Size	±8.08 Ac (±351,920 SF)- 31% site coverage
Clear Height	Est. 18’ – 20’
Power	Est. 2,700 amps, 480V
Clean Room	Est. 800 SF ISO 8 (“Class 100,000”)
Loading	Dock and grade loading (14’ tall grade doors)
Year Built	1970
Construction	Masonry
Roof	New roof in 2017
Parking	±284 parking spaces
Zoning	C-2 (City of Tucson)



5580 S Nogales Hwy
Tucson, AZ 85706

Industrial | For Sale

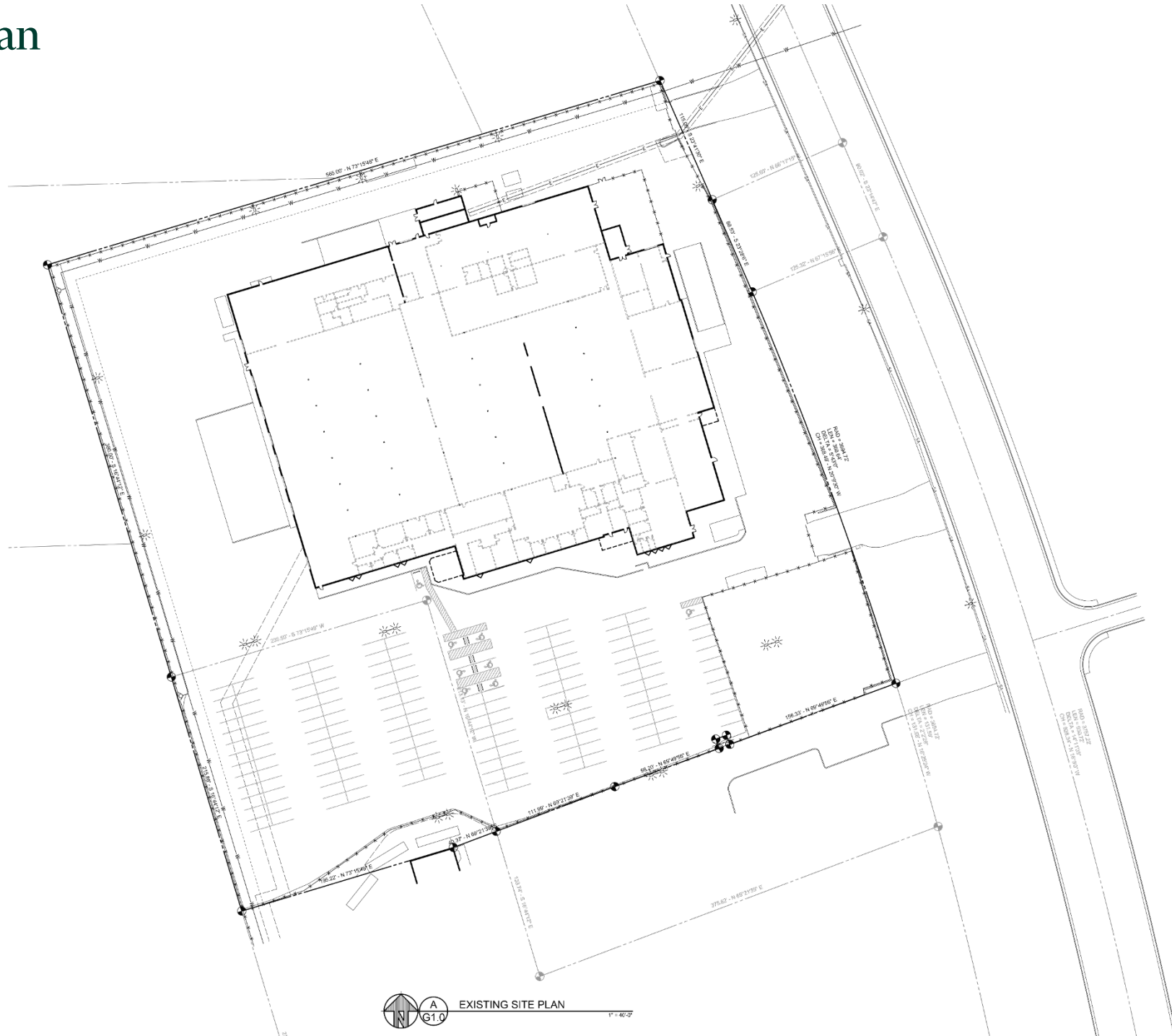
Interior Photos



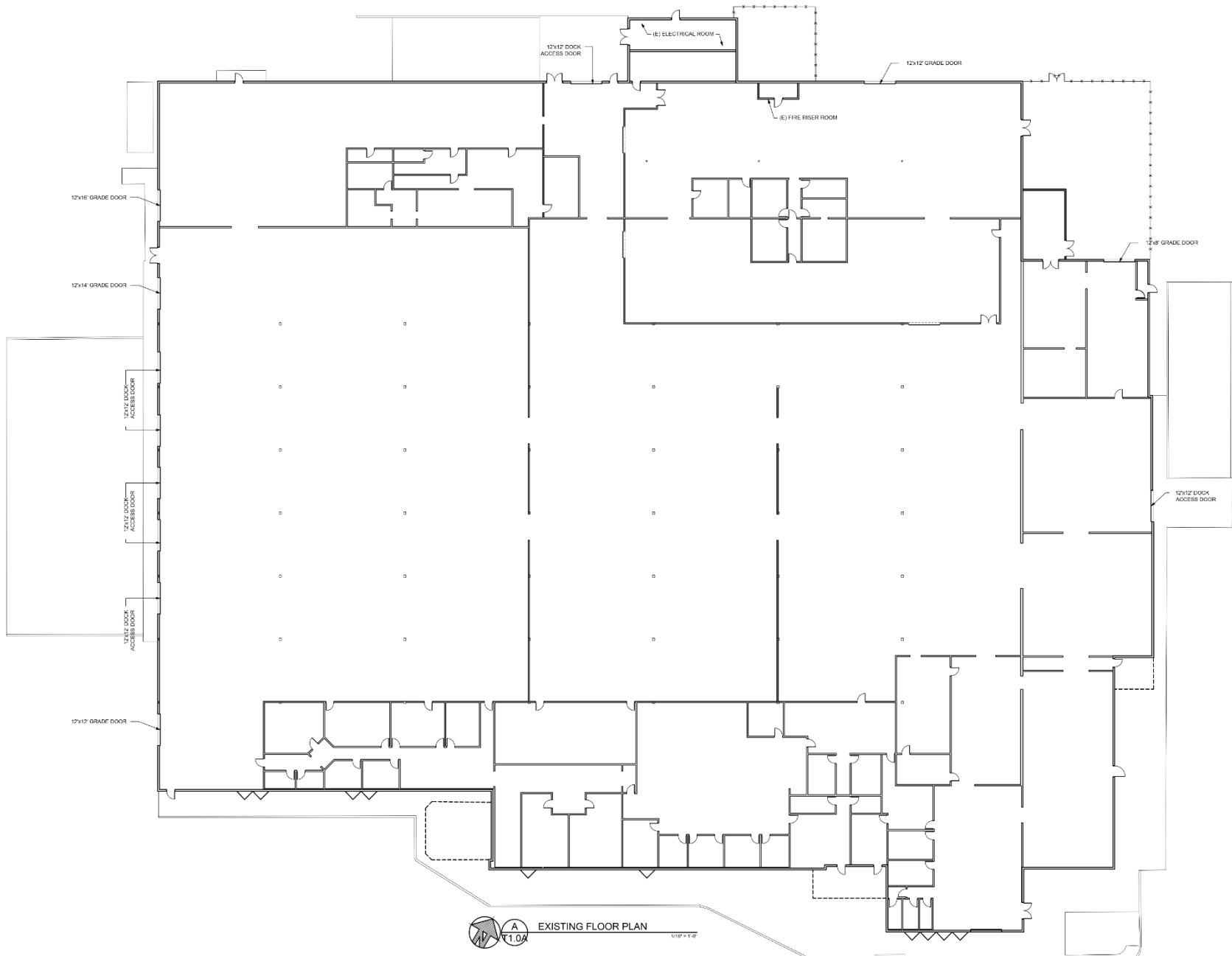
5580 S Nogales Hwy
Tucson, AZ 85706

Industrial | For Sale

Site Plan



Floor Plan



5580 S Nogales Hwy
Tucson, AZ 85706

Industrial | For Sale



Contact Us

Tim Healy
Senior Vice President
+1 520 247 9194
tim.healy@cbre.com

Jesse Blum
Senior Vice President
+1 520 444 2313
jesse.blum@cbre.com

Alex Demeroutis
Senior Associate
+1 520 323 5146
alex.demeroutis@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/tucson

