



For Sale or Lease

30,000 SF Industrial Warehouse

3360 E. Ajo Way

Tucson, AZ 85713



CONTACT:

CAMERON LEE
520-878-8424

DAVID LEE
520-954-8008





PROPERTY DETAILS

Sale Price: \$3,750,000.00 (\$125/SF)

Rental Rate: \$28,500 per month NNN

30,000 SF Industrial Warehouse / Food Distribution Center

Former EEGEE'S commissary and corporate office

+/- 3,500 SF of enclosed office space with separate entrance

Clear Height: 18'+ throughout most of building

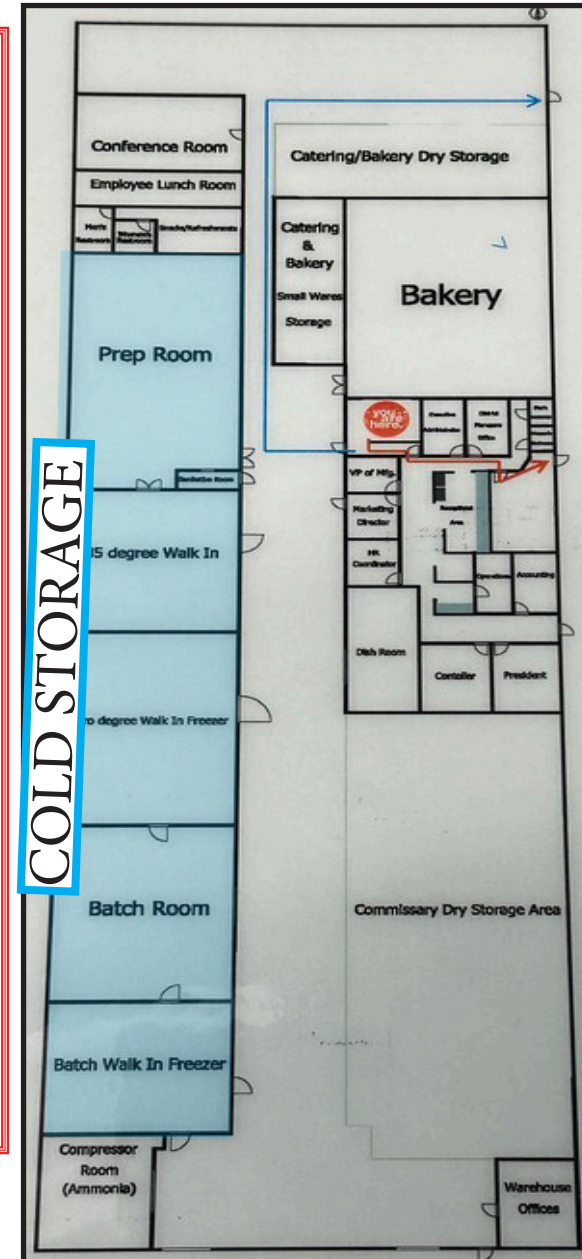
Approx. 10,000 SF Cold Storage: Ideal for Food Processing/Distribution

Insulated concrete flooring in cold storage areas

Fully sprinklered with dry chemical fire suppressant

Zoning: CI-2, Unincorporated Pima County

Current Tenancy: Month to Month, Available within +/- 60 days



Floor Plan

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INTERIOR PHOTOS



Main Interior Walkway



Bakery / Prep Area w/ Drains



One of Four Cold Storage Rooms



West Roll-Up Door (1 of 2)

ADDITIONAL PHOTOS



+/- 1,600 SF at rear of property





CITY AERIAL

