

# 2929 E Corona Rd

Tucson, AZ 85756

Fully Air-Conditioned Industrial Space ±101,436 SF



## Property Description

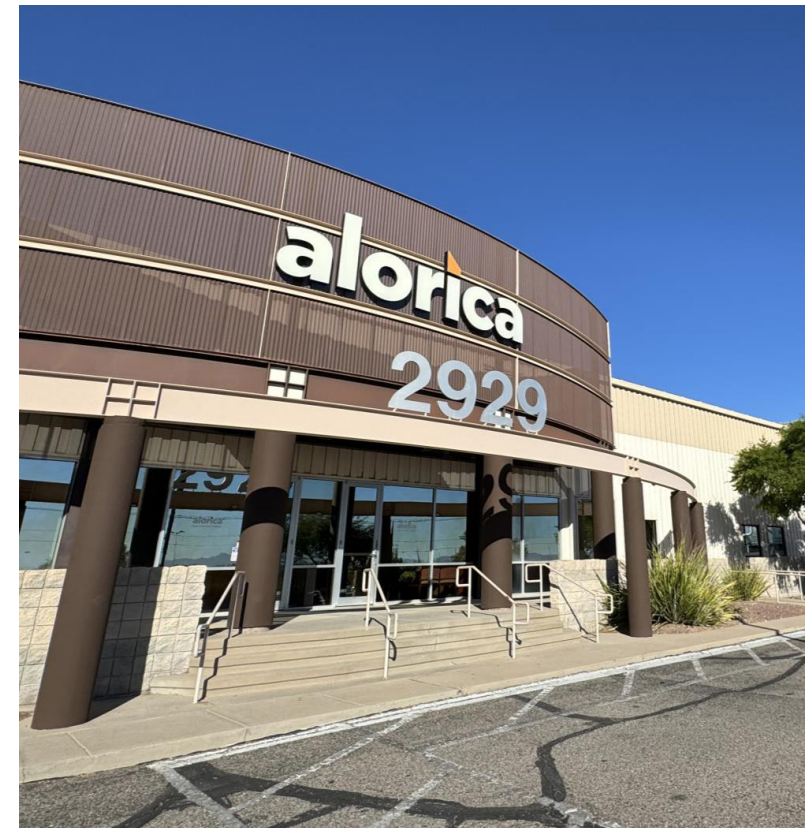
Strategically positioned directly next to Tucson International Airport, this site is suited to various industrial uses. With robust heavy power (3000 amps), exceptional clear height, and excess land, it's the ideal foundation for high-demand warehousing and advanced manufacturing operations. Redundant air-cooled Trane chillers, a powerful Cummins 800 KW backup generator and UPS system are available to support reliability. Employees will appreciate the convenience of nearby hotels, dining options, entertainment, and public transport connectivity.

### Property Details

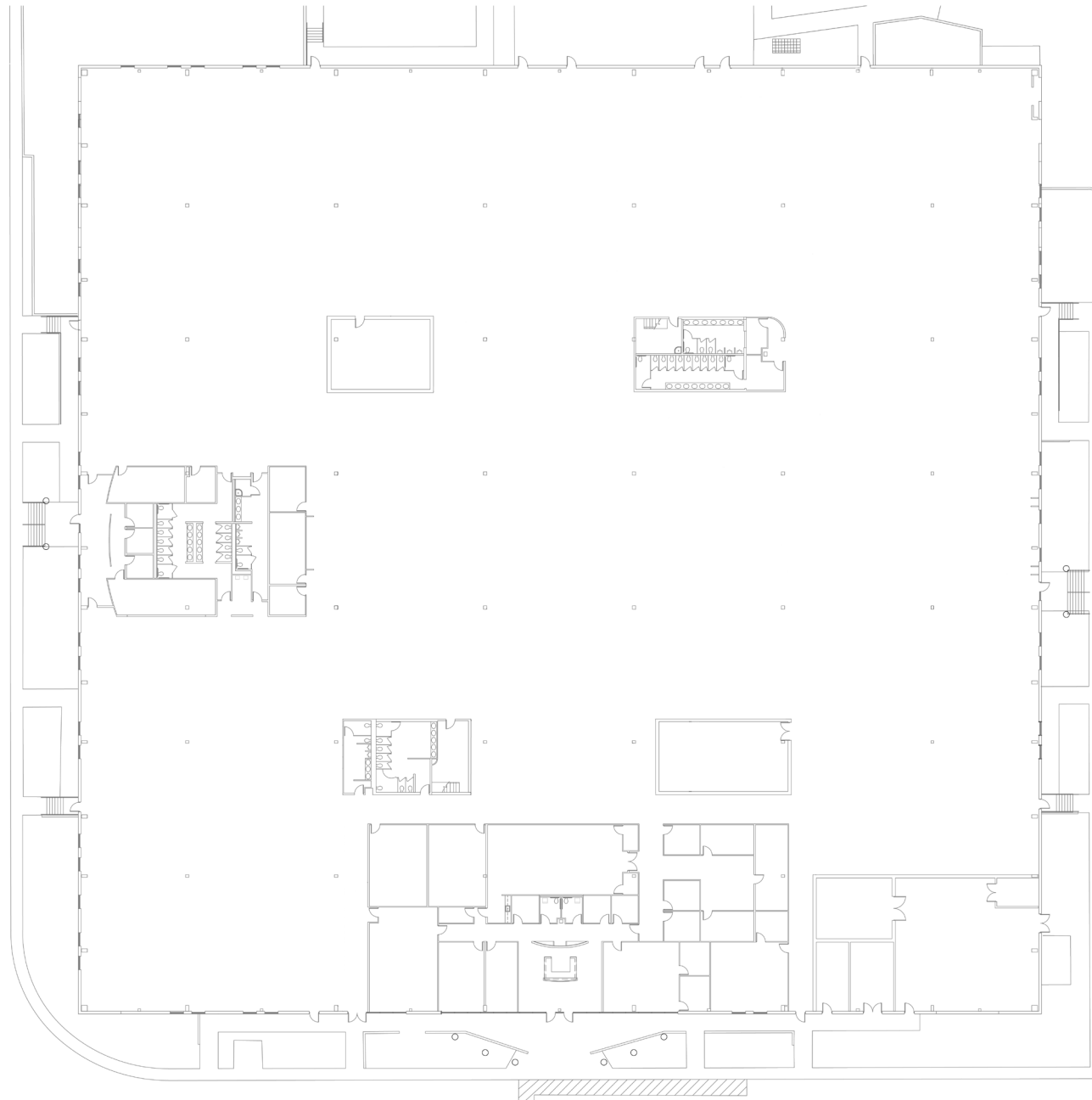
Building Size	±101,436 SF
Lease Rate	Contact Agent
Clear Height	18'
Land Size	9.38 Acres
Loading	2 existing docks; additional dock and grade can be added
Zoning	I-1, City of Tucson
Power	3,000 Amps
Sprinkler	Wet
Chillers	240-ton water-cooled Series R, Trane, installed 2015, with DDC control units
	250-ton water-cooled, Trane, installed 2005, with DDC controls
Generator	Cummins QST30G-5, 800 kW
Parking	7.3 / 1,000 SF

## Property Highlights

- + Heavy power: 3,000 amps
- + Near Tucson International Airport & related amenities
- + ±9.38-acre site lends itself to accommodating outdoor storage



# Floor Plan

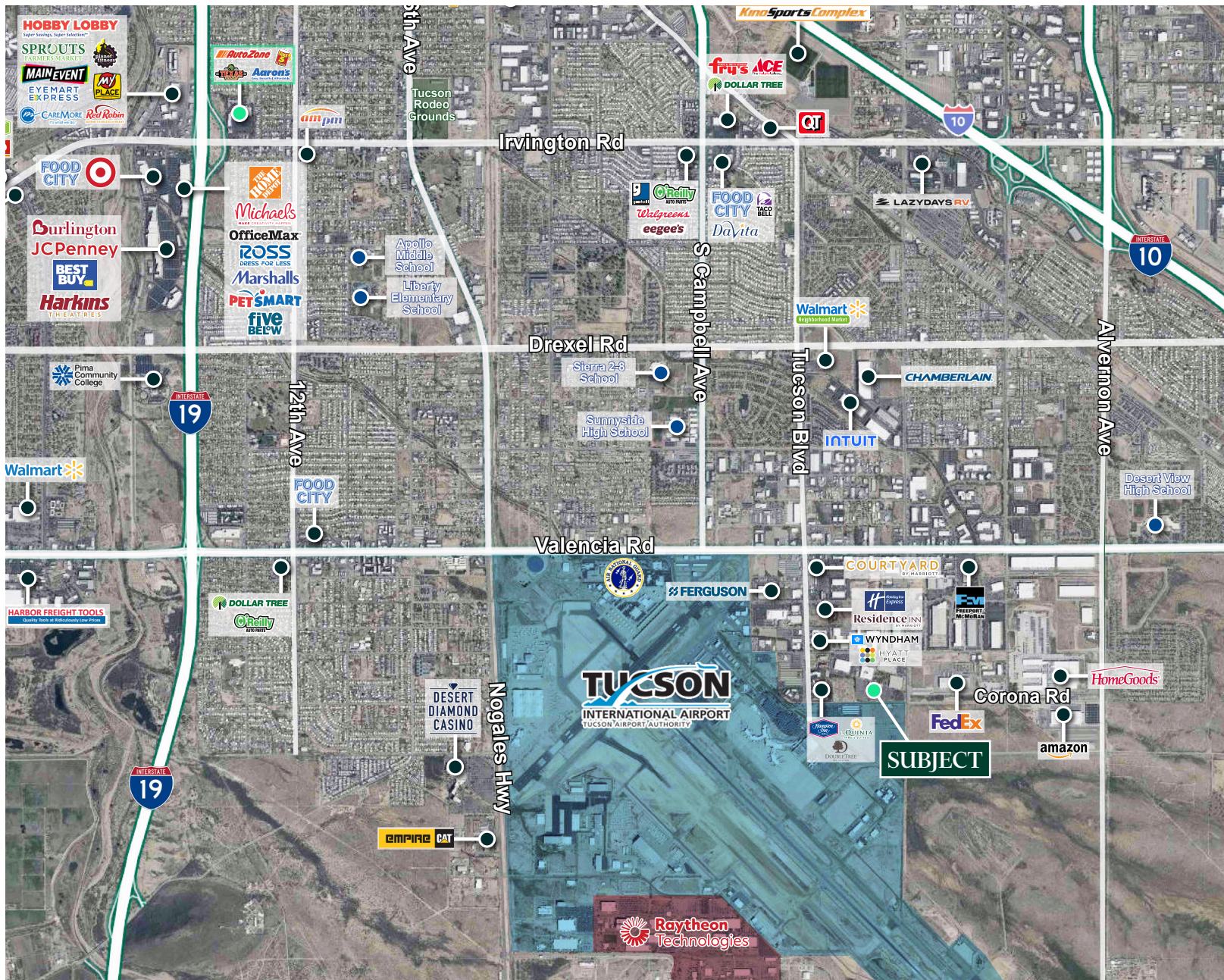


Not to Scale

## Exterior Photos



For Lease



## Contact Us

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