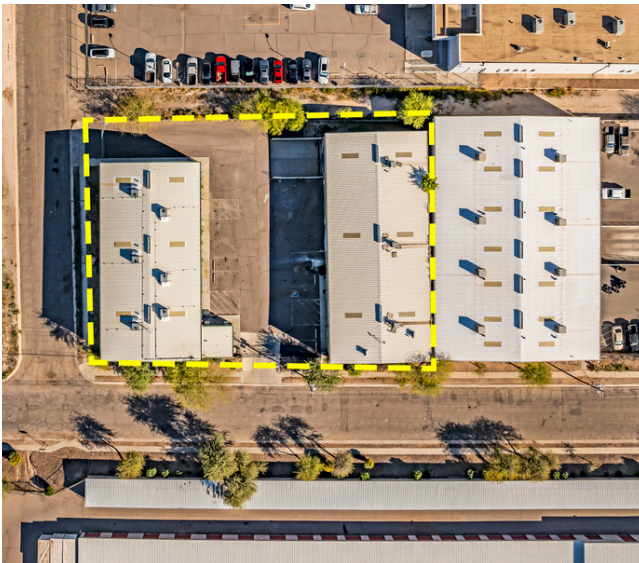


TWO WAREHOUSE INDUSTRIAL OPPORTUNITY WITH INCOME + FLEXIBILITY

580 & 576 W Ventura Street Tucson, Arizona

\$2,100,000 | 15,950 sq. ft. | Two Buildings | C-2 Zoning | 0.7575 Acres

INCOME TODAY. OPTIONS TOMORROW.



This Tucson industrial property offers a dual-building configuration designed for both immediate cash flow and long-term flexibility.

One building is currently leased, generating \$4,800/month, while the second building is vacant and ready for occupancy or lease-up.

This structure allows a buyer to:
Generate income from day one
Occupy space without sacrificing cash flow
Increase value through lease-up or expansion

**580 & 576 W VENTURA ST.
TUCSON, ARIZONA**



**WACO STARR- REALTOR
LONG REALTY**

Commercial & Residential
520-548-7652

WacoStarr@LongRealty.com
WacoStarr.LongRealty.com



Building 1: Ready for Immediate Use

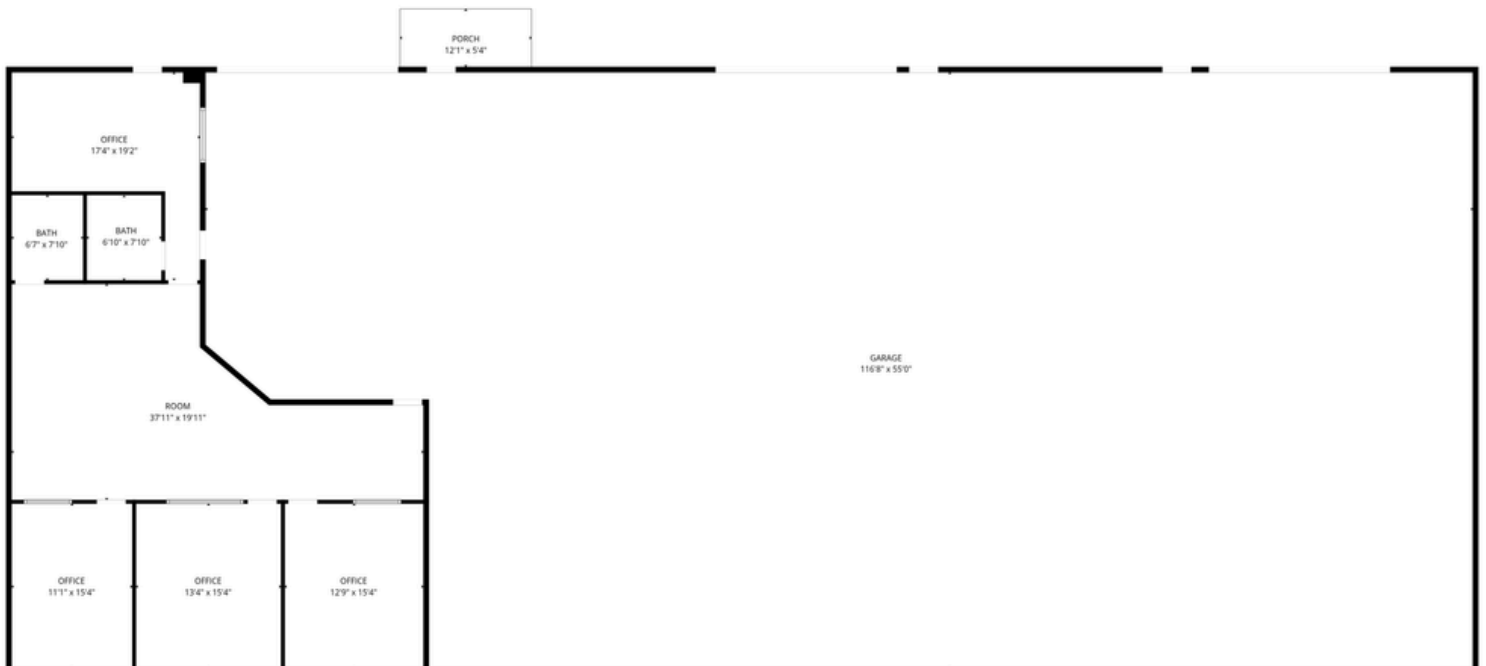
580 W Ventura Street, Tucson AZ



Ideal for Owner-User or Lease-Up

580 W Ventura Building 1

- 8,400 SF
- 3 Phase Electric
- Evaporative cooling in warehouse | Mini-split HVAC in office areas
- 4 private offices, 2 restroom sets and Kitchenette/Break Area built in 2023
- Loading dock
- 18 ft ceilings



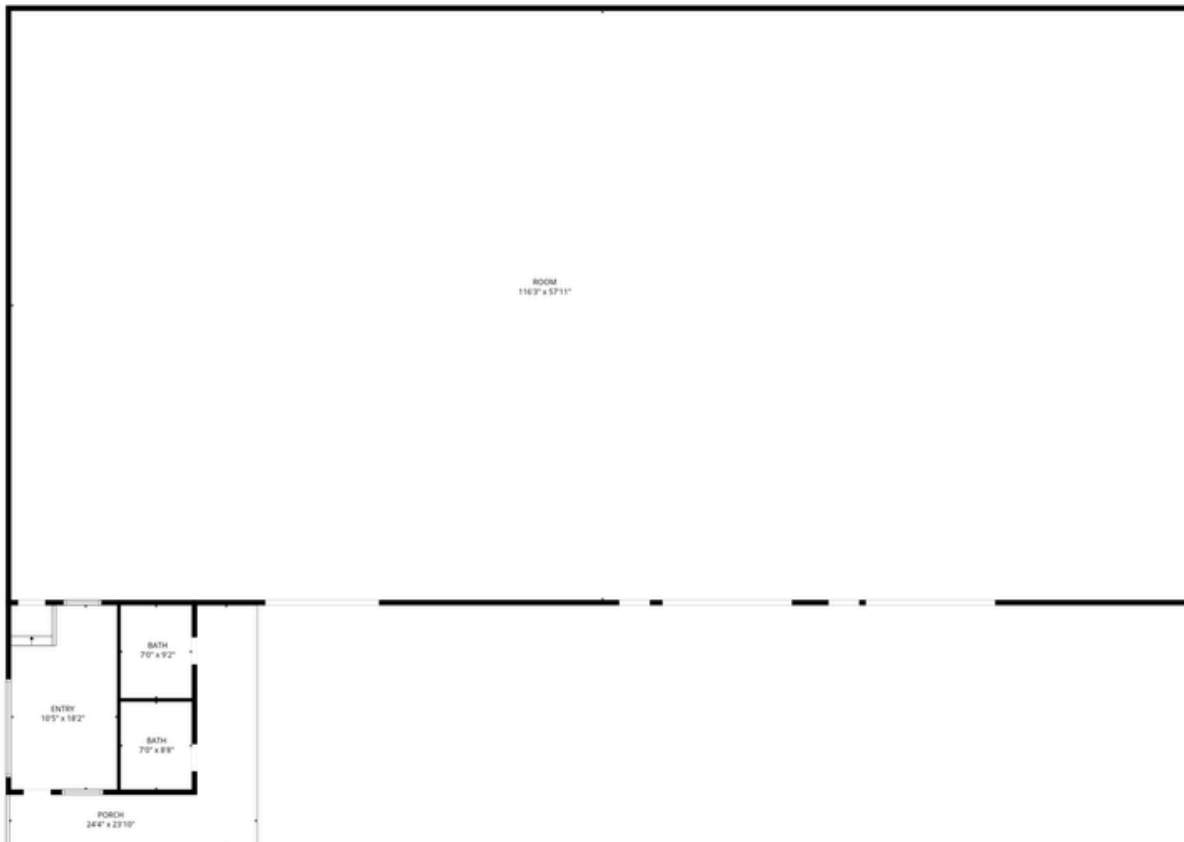
Building 2: **Income-Producing Warehouse**

576 W Ventura Street, Tucson AZ

Reliable Income in Place

576 W Ventura: Building 2

- 7,561 SF
- 3 Phase Electric
- Full HVAC throughout
- Currently leased at \$4,800/month
- Private office and Restrooms
- Large open warehouse

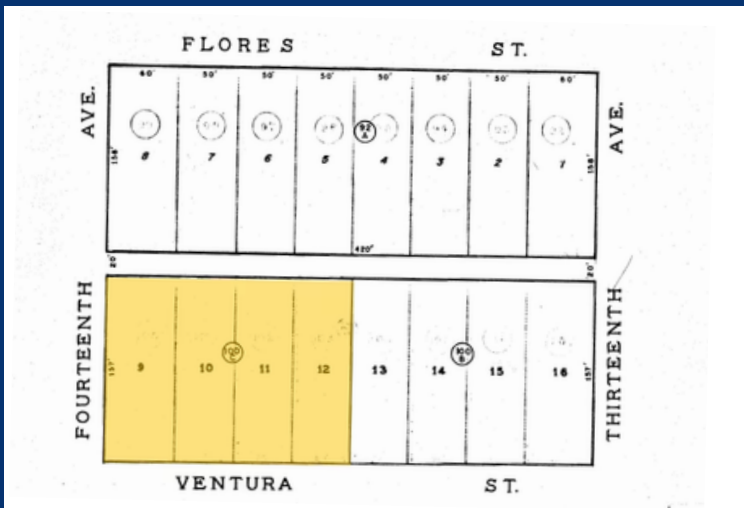


PROPERTY FACTS

Buildings: 2
No. Stories: 1
Year Built: 1999
Sale Type: Investment
Tenancy: Single
Property Type: Industrial
Parking Ratio: 1.6/1,000 SF
Property Subtype: Warehouse
Clear Ceiling Height: 22'
Building Class: B
Drive In/Grade-Level Doors: 3
Lot Size: 0.76 AC
Opportunity Zone: Yes
Rentable Building Area: 7,520 SF
Zoning: I-1, Tucson
3 Phase Electric



SEE MORE PICTURES AND DETAILS



**READY
TO GET
STARTED?**

Contact
Waco Starr
520-548-7652



The Starr Team, Long Realty
WacoStarr.LongRealty.com