

FOR SALE

MANUFACTURING & WAREHOUSE FACILITY

6270 S. COUNTRY CLUB ROAD | TUCSON, ARIZONA 85706



PROPERTY OVERVIEW

LOCATION	6270 S. Country Club Road, Tucson, AZ 85706
SALE PRICE	\$10,500,000 (approx. \$127/SF)
AVAILABILITY	Empty and available for occupancy in September 2024
LAND AREA	±3.42 AC.
BUILDING SIZE	±82,754 SF.
OFFICE	±2,500 SF.
CLEAN ROOM	±5,000 SF. infrastructure in place
LOADING	7 loading docks, 3 grade level roll-up doors
ELECTRICAL	4000 amp, 277/480 volt, 3 phase
ZONING	PI, Park Industrial & I-1, Light Industrial - City of Tucson
CLEAR HEIGHT	±18' - ±22'
PARKING	49 spaces
YEAR BUILT	1979, with additions in the early 1990's



BOB DAVIS

(520) 906-5682

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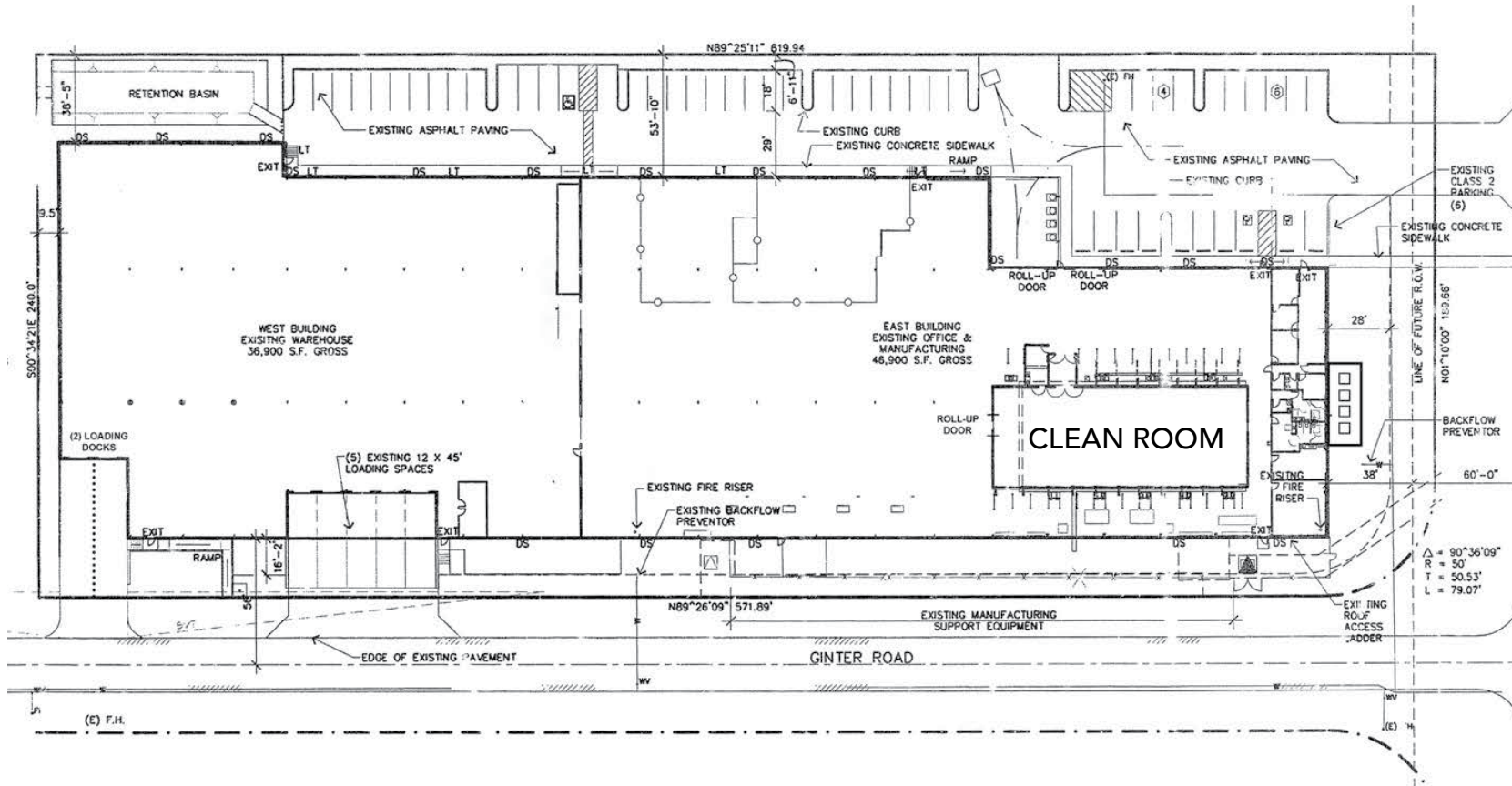
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FLOOR PLAN



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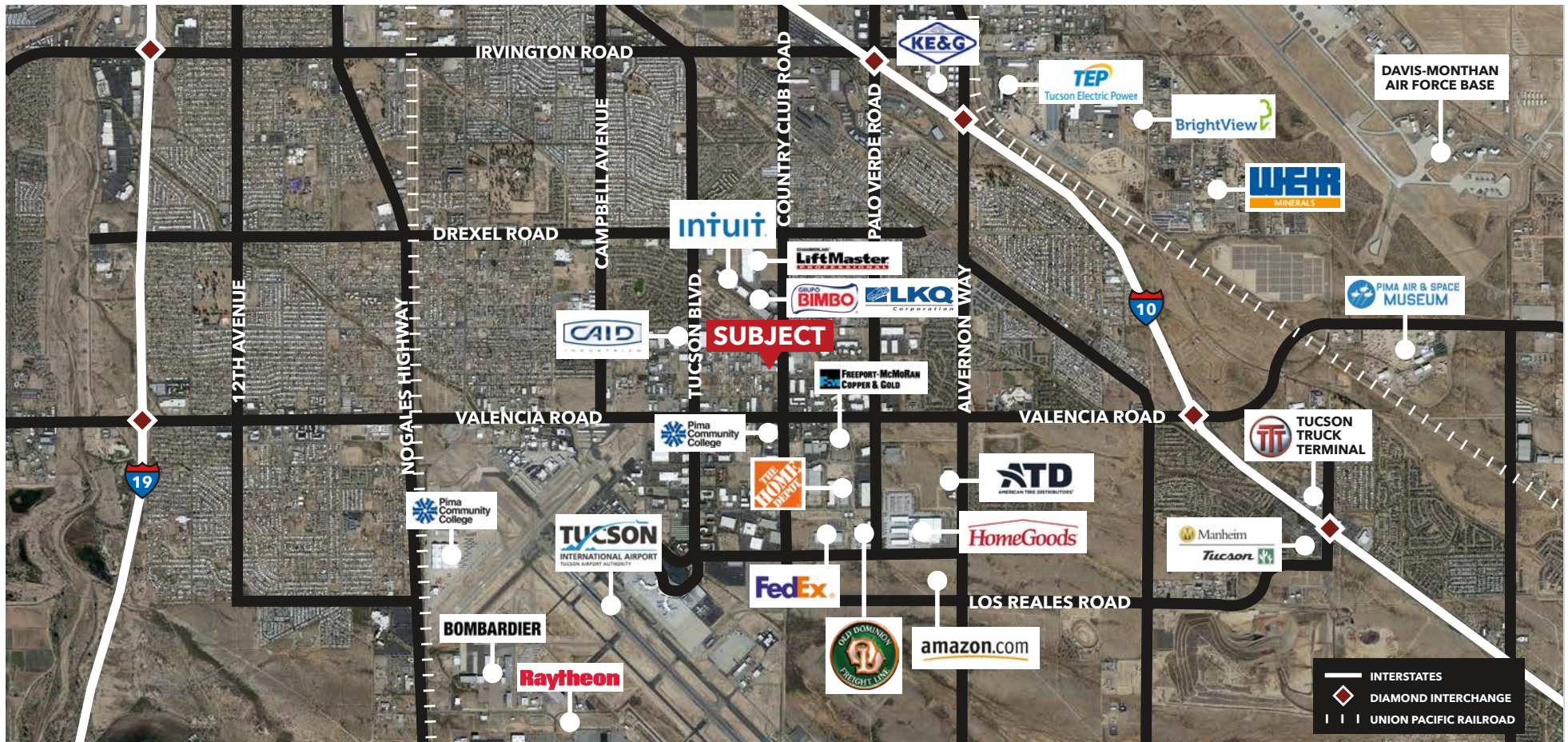
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CORPORATE USERS



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PHOTOS



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