

5,707 SF Office/Lab/Showroom w/yard for Sale

Just North of NWC Speedway and Rosemont
1140 N. Rosemont Blvd., Tucson, Arizona

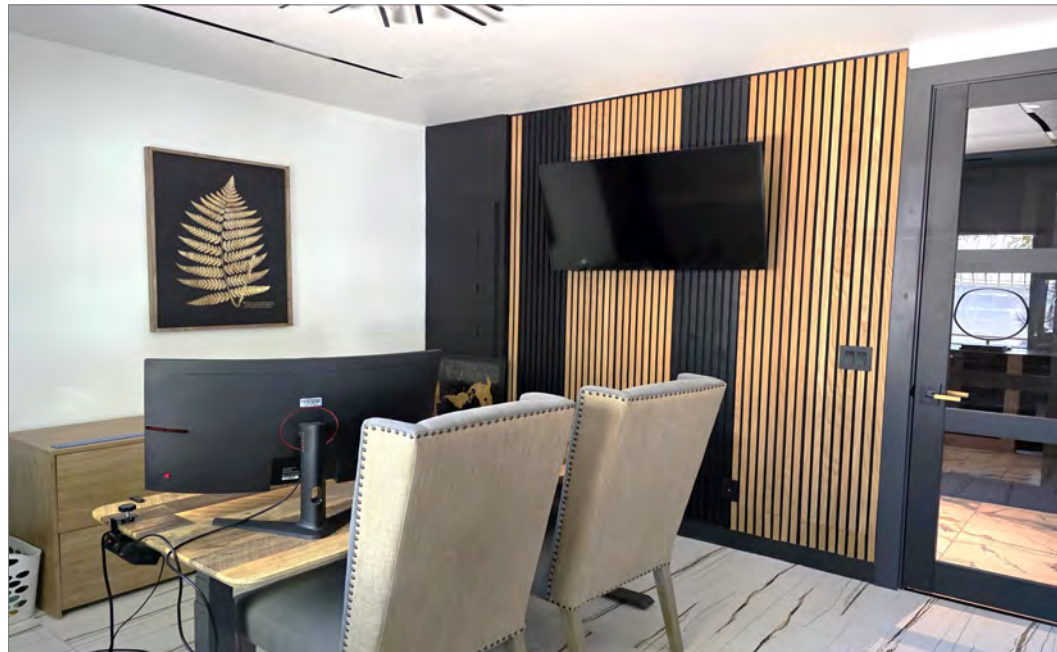
HIGHLIGHTS

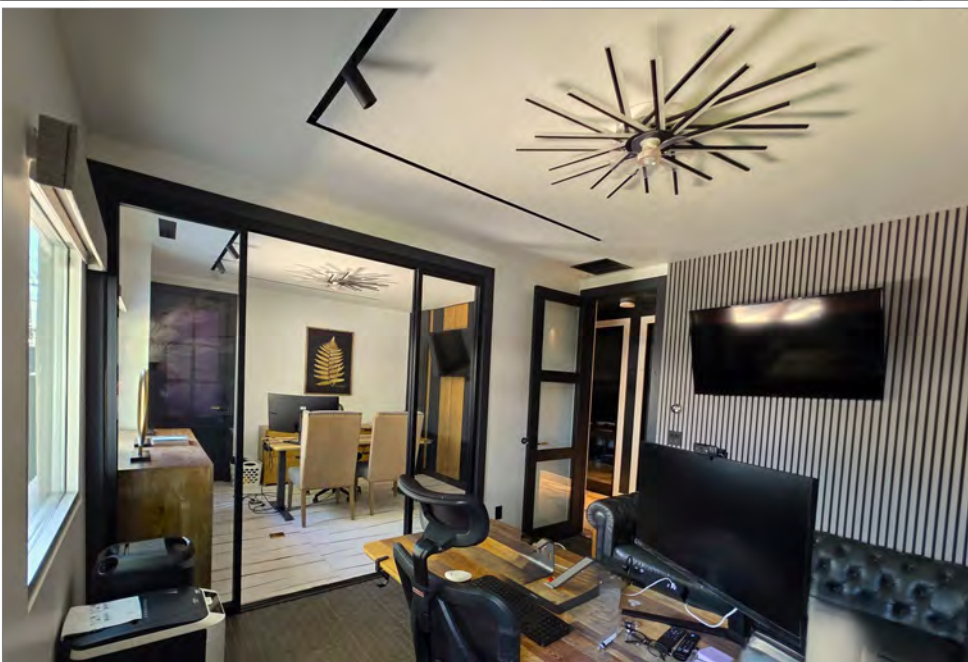
- Price: \$1,400,000
- Extensive Upgraded Finishes
- Two fully fenced yards with automatic gates
- C-2 Zoning (City of Tucson)
- Open area for Lab, Showroom, or Production

Exclusively represented by

DAVE VOLK
dvolk@volkco.com
520.235.3000

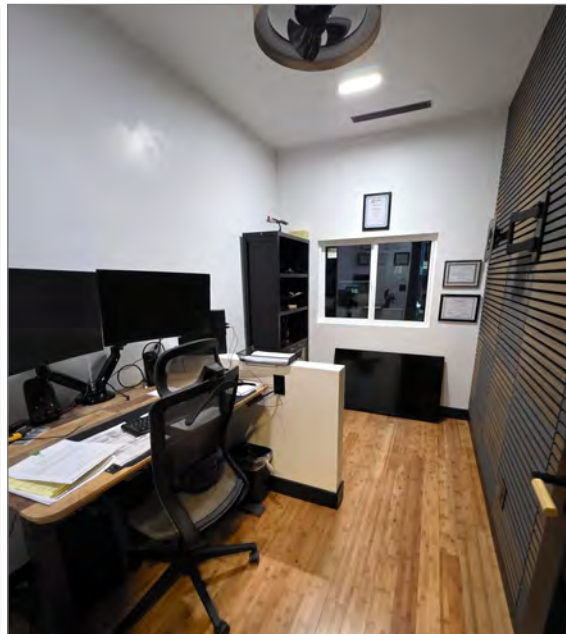
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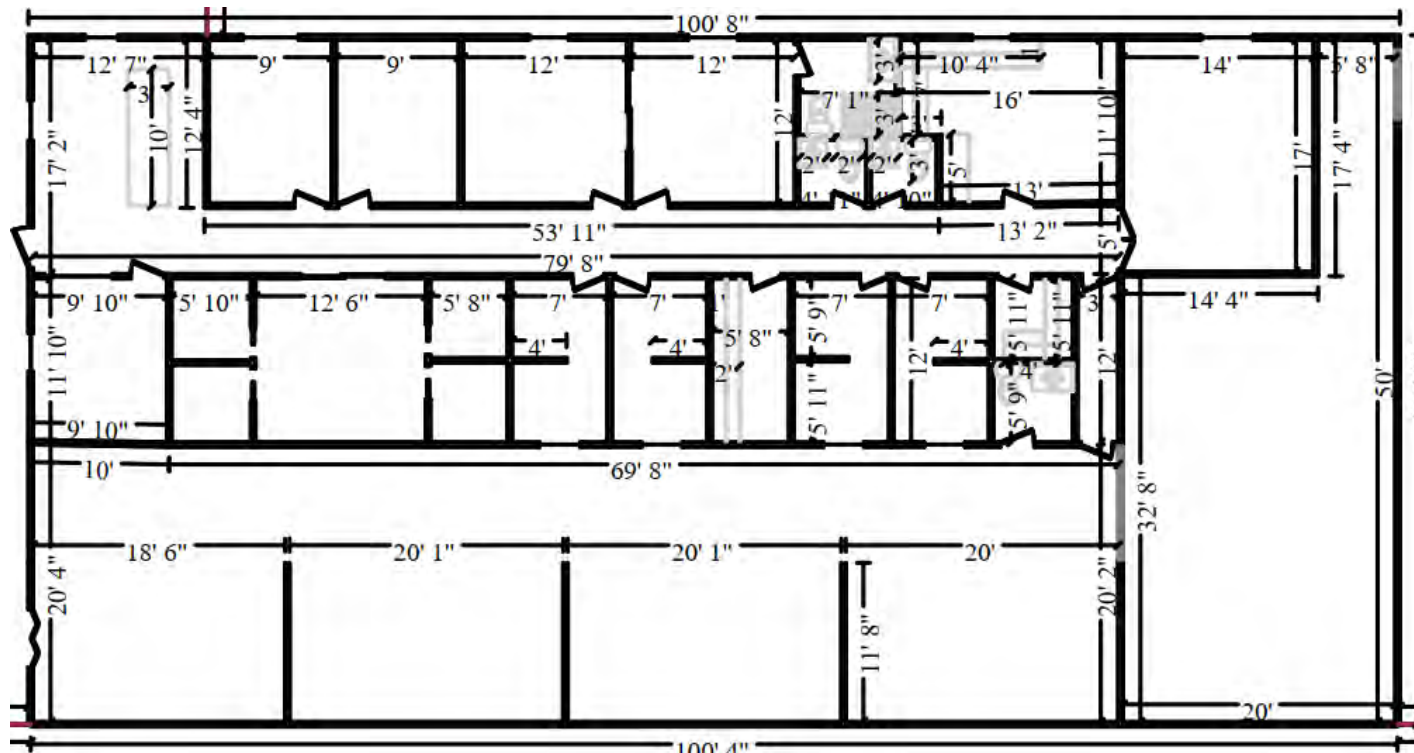




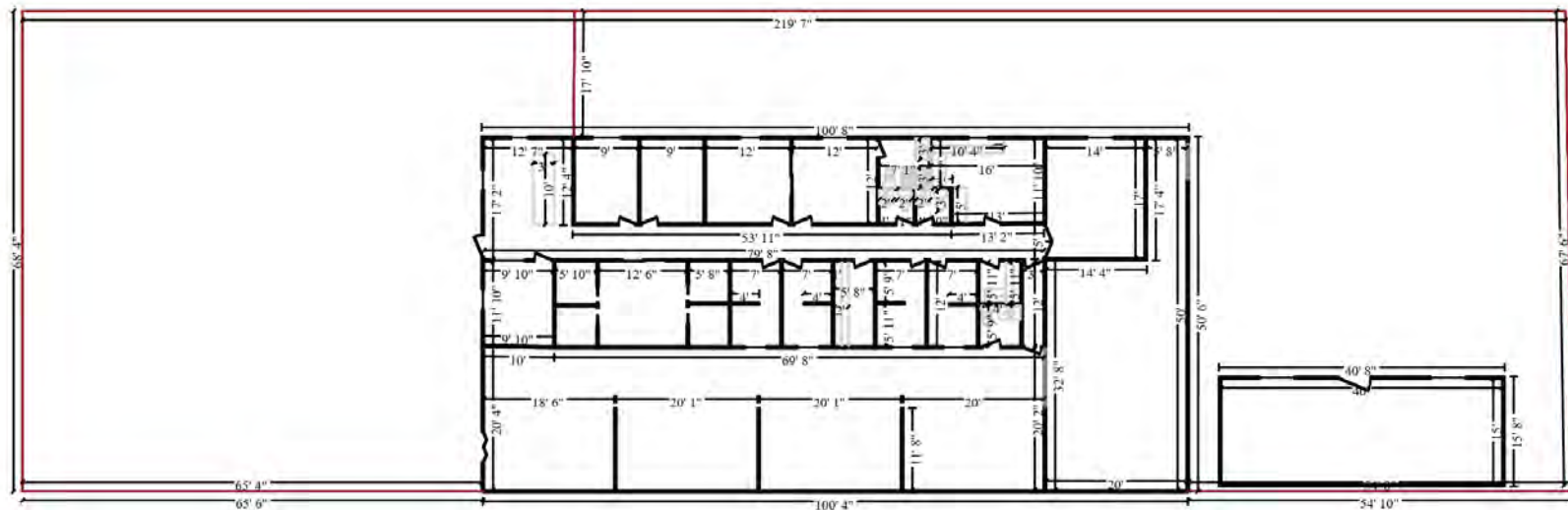
HIGHLIGHTS

- Building Size: 5,707 sf (5,075 plus 642 out-building per plans)
- Lot Size: 19,243 sf (per assessor)
- Year Built/Renovated: 1998/2023
- Electronic Building and Gate access controls
- Ornamental Metal Gates and Fencing
- Extensive Marble and Custom Wood Finishes
- Steel Frame Construction
- Upgraded Mechanical Systems (high-efficiency HVAC, LEDs)
- Over \$800,000 in recent upgrades



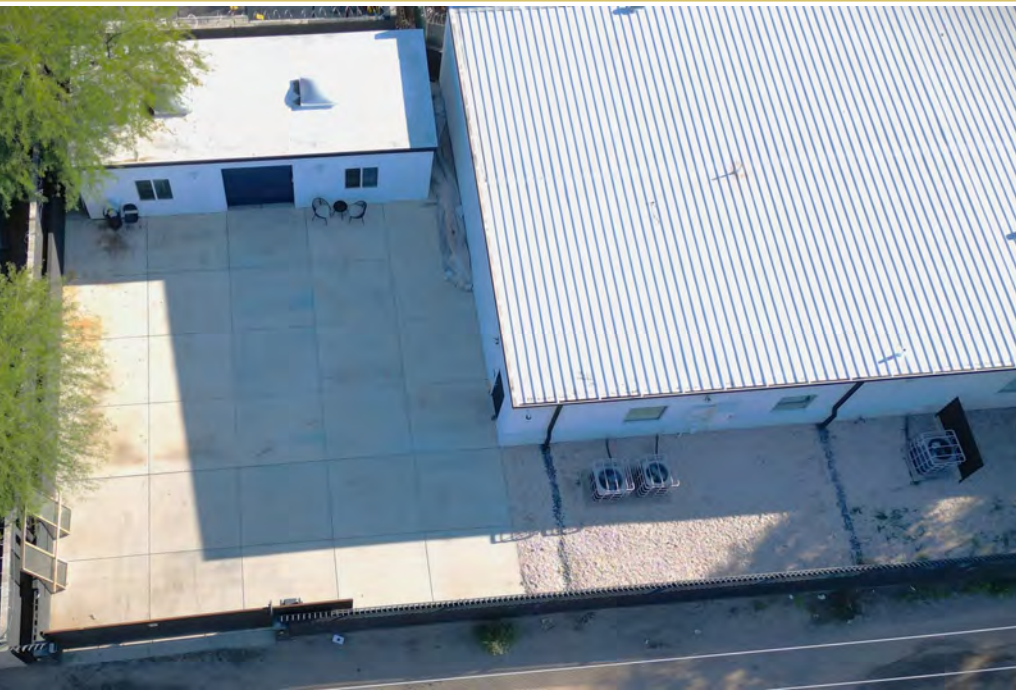


FLOORPLAN



SITEPLAN

Rosemont Blvd.



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