

F O R L E A S E

4850 S. PARK AVE. (FORMER TUCSON NEWSPAPER)

4850 S. PARK AVENUE / TUCSON, ARIZONA



4850 S. PARK AVE.

±22,816 SF OFFICE (DIVISIBLE) OFFICE AND INDUSTRIAL FACILITY ON ±16.97 ACRES OF LAND IN **AN OPPORTUNITY ZONE.**

±2,661 SF UP TO ± 220,816 SF AND 1 ACRE C-2 CORNER PAD AVAILABLE FOR GROUND LEASE





PLEASE CONTACT:

TIM HEALY

Vice President
+1 520 323 5119
tim.healy@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PROPERTY INFORMATION

PROPERTY DETAILS

UTILITIES	Power: Two 2,500 KVA transformers, primary feed 13.8KVA and secondary feed 4.16 KVA Water: 2" line for each 3 lines Sewer: 4" line for each 3 lines Gas: 4" line Connectivity: Century Link and Cox Fiber
PARKING	536 spaces
RAIL SPUR	Inactive
HVAC	Main cooling provided by two chillers = 300 & 400 ton capacity. Warehouse is evap cooled with 5 coolers= 18,000 cfm. Additional isolated cooling of 2 x 8.5 ton units in production Front lobby/ gathering room = 3 units of 5, 10 and 15 tons. No centralized heat, heat strips in certain ducts, baseboard electric in certain areas.
CLEAR HEIGHT	10' to 40'

LEASE RATES

OFFICE AREAS	\$0.75/SF NNN
MANUFACTURING AREAS	\$0.50/SF NNN
WAREHOUSE AREAS	\$0.50/SF NNN
SHOP BUILDINGS	\$0.75/SF NNN
1 ACRE C-2 CORNER PADS	Call for Pricing

PARCEL 1

LAND	±15.5 ACRES
BUILDING 1	±218,155 SF (MAIN BUILDING) 35% ASSMEBLY/OFFICE 30% MANUFACTURING 35% WAREHOUSE
BUILDING 2	±2,661 SF (SHOP)

PARCEL 2

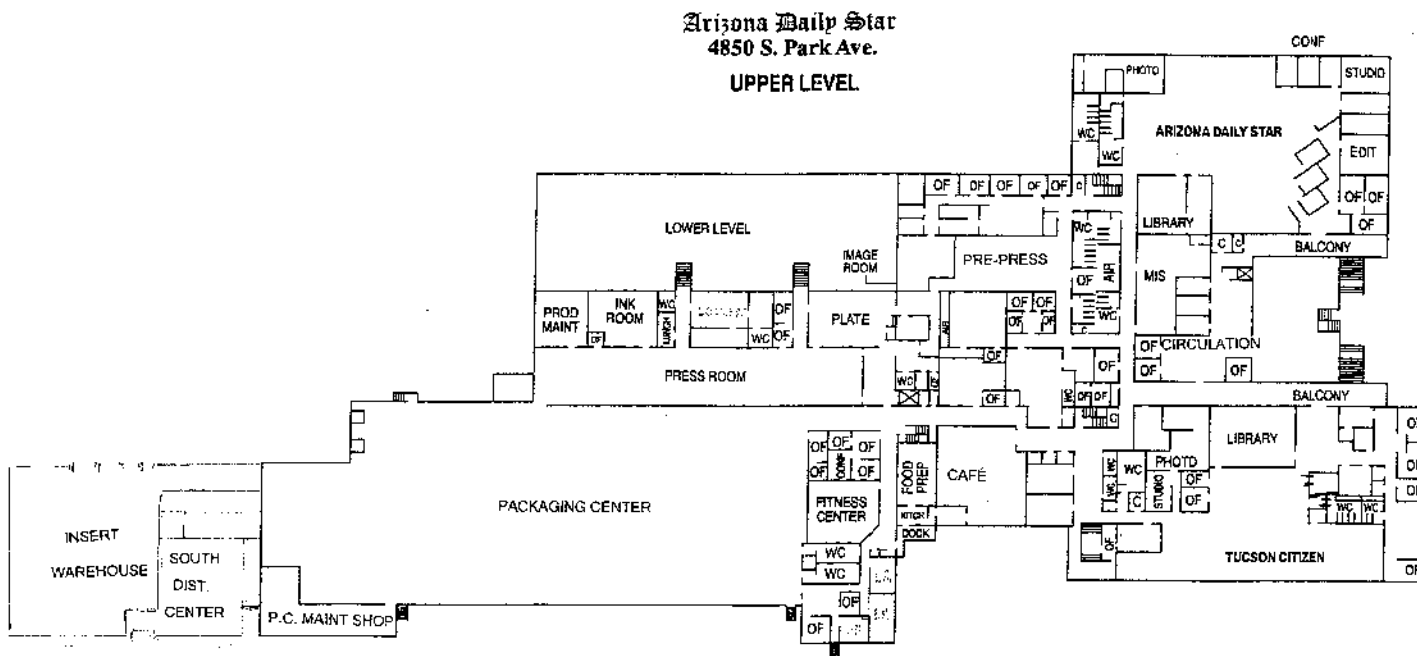
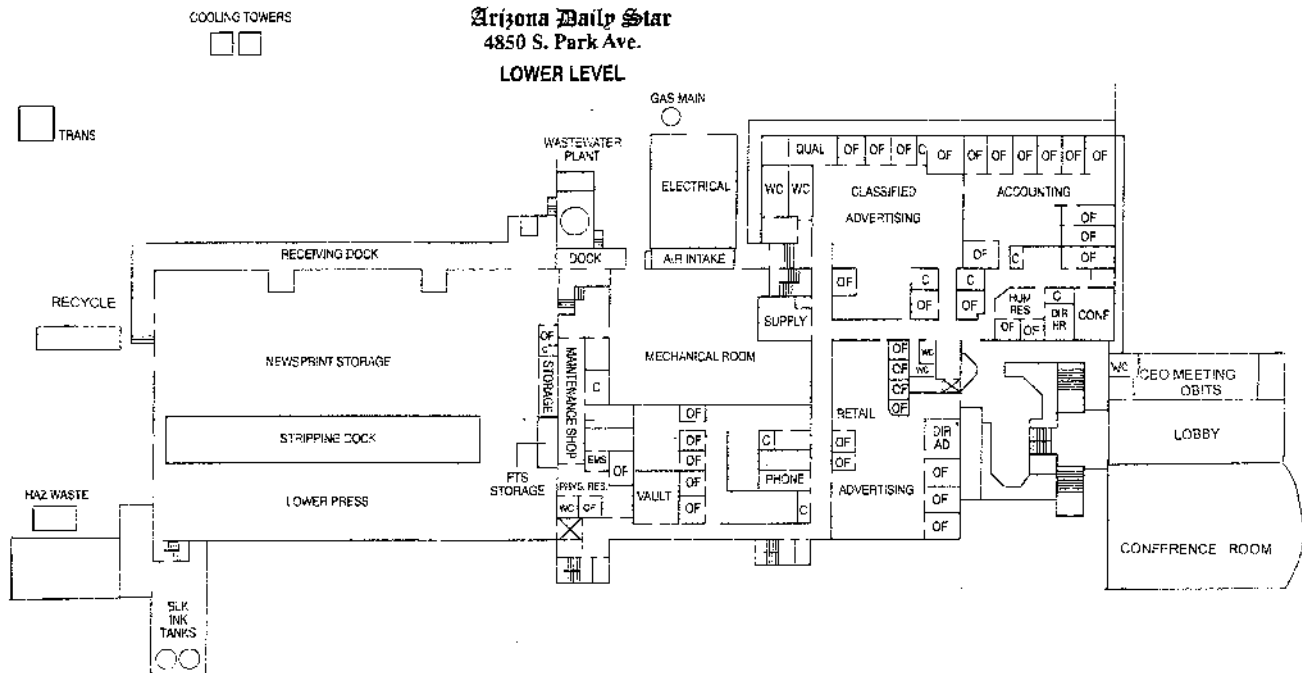
LAND	±1.47 ACRES
-------------	-------------

TOTALS

LAND	±16.97 ACRES
BUILDINGS	±220,816 SF



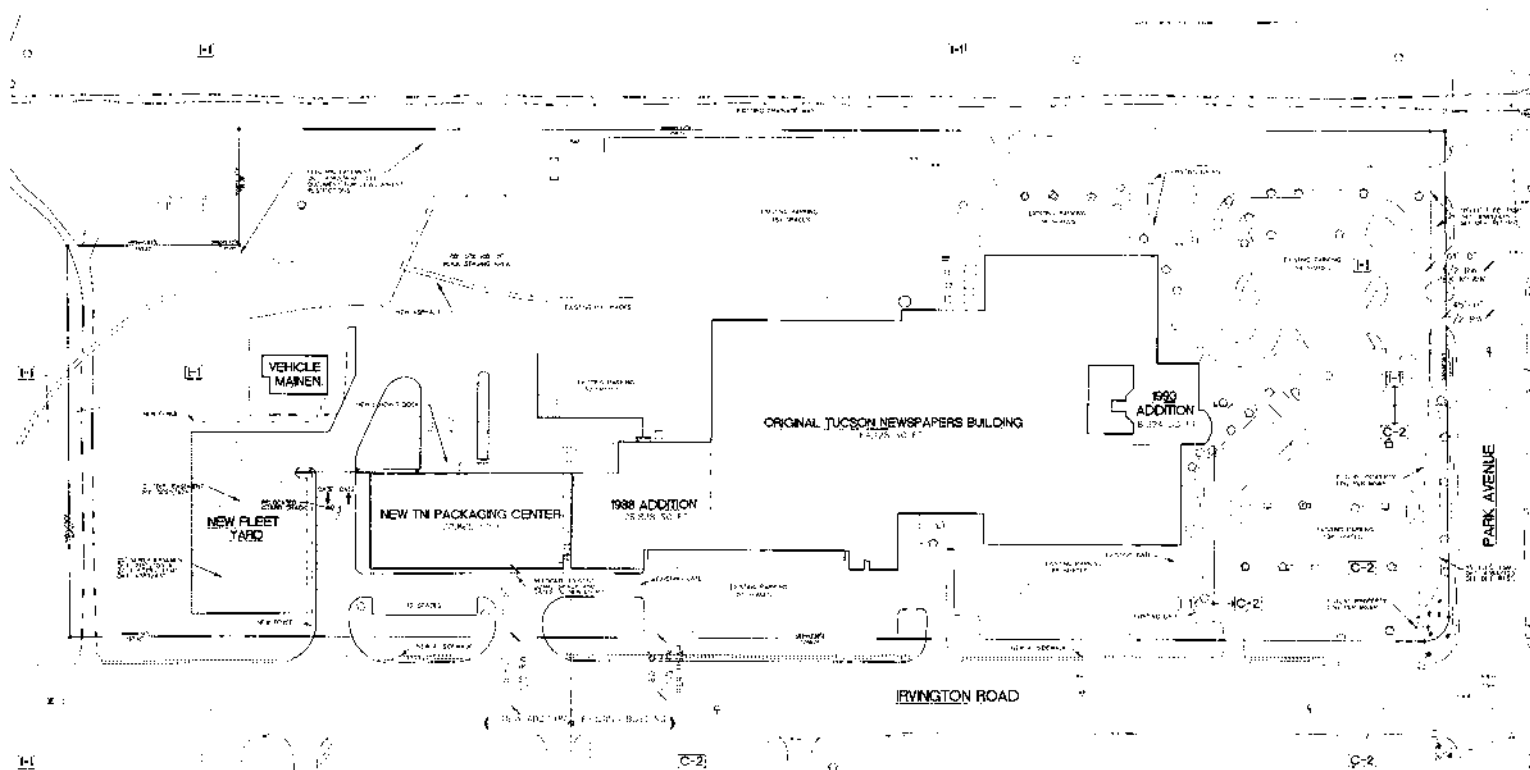
FLOOR PLANS



FLOOR PLANS NOT TO SCALE.



S I T E P L A N



PROJECT DATA (U.C.)			
2.1.1	2.1.1.1	2.1.1.2	2.1.1.3
2.1.2	2.1.2.1	2.1.2.2	2.1.2.3
2.1.3	2.1.3.1	2.1.3.2	2.1.3.3
2.1.4	2.1.4.1	2.1.4.2	2.1.4.3
2.1.5	2.1.5.1	2.1.5.2	2.1.5.3
2.1.6	2.1.6.1	2.1.6.2	2.1.6.3
2.1.7	2.1.7.1	2.1.7.2	2.1.7.3
2.1.8	2.1.8.1	2.1.8.2	2.1.8.3
2.1.9	2.1.9.1	2.1.9.2	2.1.9.3
2.1.10	2.1.10.1	2.1.10.2	2.1.10.3
2.1.11	2.1.11.1	2.1.11.2	2.1.11.3
2.1.12	2.1.12.1	2.1.12.2	2.1.12.3
2.1.13	2.1.13.1	2.1.13.2	2.1.13.3
2.1.14	2.1.14.1	2.1.14.2	2.1.14.3
2.1.15	2.1.15.1	2.1.15.2	2.1.15.3
2.1.16	2.1.16.1	2.1.16.2	2.1.16.3
2.1.17	2.1.17.1	2.1.17.2	2.1.17.3
2.1.18	2.1.18.1	2.1.18.2	2.1.18.3
2.1.19	2.1.19.1	2.1.19.2	2.1.19.3
2.1.20	2.1.20.1	2.1.20.2	2.1.20.3
2.1.21	2.1.21.1	2.1.21.2	2.1.21.3
2.1.22	2.1.22.1	2.1.22.2	2.1.22.3
2.1.23	2.1.23.1	2.1.23.2	2.1.23.3
2.1.24	2.1.24.1	2.1.24.2	2.1.24.3
2.1.25	2.1.25.1	2.1.25.2	2.1.25.3
2.1.26	2.1.26.1	2.1.26.2	2.1.26.3
2.1.27	2.1.27.1	2.1.27.2	2.1.27.3
2.1.28	2.1.28.1	2.1.28.2	2.1.28.3
2.1.29	2.1.29.1	2.1.29.2	2.1.29.3
2.1.30	2.1.30.1	2.1.30.2	2.1.30.3
2.1.31	2.1.31.1	2.1.31.2	2.1.31.3
2.1.32	2.1.32.1	2.1.32.2	2.1.32.3
2.1.33	2.1.33.1	2.1.33.2	2.1.33.3
2.1.34	2.1.34.1	2.1.34.2	2.1.34.3
2.1.35	2.1.35.1	2.1.35.2	2.1.35.3
2.1.36	2.1.36.1	2.1.36.2	2.1.36.3
2.1.37	2.1.37.1	2.1.37.2	2.1.37.3
2.1.38	2.1.38.1	2.1.38.2	2.1.38.3
2.1.39	2.1.39.1	2.1.39.2	2.1.39.3
2.1.40	2.1.40.1	2.1.40.2	2.1.40.3
2.1.41	2.1.41.1	2.1.41.2	2.1.41.3
2.1.42	2.1.42.1	2.1.42.2	2.1.42.3
2.1.43	2.1.43.1	2.1.43.2	2.1.43.3
2.1.44	2.1.44.1	2.1.44.2	2.1.44.3
2.1.45	2.1.45.1	2.1.45.2	2.1.45.3
2.1.46	2.1.46.1	2.1.46.2	2.1.46.3
2.1.47	2.1.47.1	2.1.47.2	2.1.47.3
2.1.48	2.1.48.1	2.1.48.2	2.1.48.3
2.1.49	2.1.49.1	2.1.49.2	2.1.49.3
2.1.50	2.1.50.1	2.1.50.2	2.1.50.3
2.1.51	2.1.51.1	2.1.51.2	2.1.51.3
2.1.52	2.1.52.1	2.1.52.2	2.1.52.3
2.1.53	2.1.53.1	2.1.53.2	2.1.53.3
2.1.54	2.1.54.1	2.1.54.2	2.1.54.3
2.1.55	2.1.55.1	2.1.55.2	2.1.55.3
2.1.56	2.1.56.1	2.1.56.2	2.1.56.3
2.1.57	2.1.57.1	2.1.57.2	2.1.57.3
2.1.58	2.1.58.1	2.1.58.2	2.1.58.3
2.1.59	2.1.59.1	2.1.59.2	2.1.59.3
2.1.60	2.1.60.1	2.1.60.2	2.1.60.3
2.1.61	2.1.61.1	2.1.61.2	2.1.61.3
2.1.62	2.1.62.1	2.1.62.2	2.1.62.3
2.1.63	2.1.63.1	2.1.63.2	2.1.63.3
2.1.64	2.1.64.1	2.1.64.2	2.1.64.3
2.1.65	2.1.65.1	2.1.65.2	2.1.65.3
2.1.66	2.1.66.1	2.1.66.2	2.1.66.3
2.1.67	2.1.67.1	2.1.67.2	2.1.67.3
2.			

I.B.C. CODE DATA:	
CONSTRUCTION TYPE	MAJAN
OCCUPANCY	1 (100%)
ALLOWED AREA	14,100 S.F. (60' x 100' x 100')
OCCUPANCY TOTAL	
TYPE I SHOP	1 (100) = 40
STORAGE	1 (100) = 30
TOTAL OCC. RATING	70

LEGEND

□ DRY (0% HUMIDITY)

▨ 50% HUMIDITY

■ 100% HUMIDITY

DEVELOPMENT PLAN

SITE PLAN NOT TO SCALE.



PLEASE CONTACT:

TIM HEALY

Vice President
+1 520 323 5119
tim.healy@cbre.com

OFFICE PHOTOS



BULLPEN



CONFERENCE ROOM



OFFICE COURTYARD



TRAINING ROOM

MANUFACTURING PHOTOS



CAFETERIA



FITNESS CENTER



PRODUCTION FLOOR



PRODUCTION FLOOR

WAREHOUSE PHOTOS



LOADING AREA



SHOP BUILDING



WAREHOUSE



WAREHOUSE WITH AC

