

# SAM LEVITZ BUILDING

3430 E 36<sup>th</sup> Street, Tucson AZ 85713



For Sale | 129,394± SF Distribution / Warehouse / Manufacturing Building

WE ARE  
THE CENTER  
OF RETAIL



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## BUILDING SIZE

129,394± SF

## SALE PRICE

\$11,500,000 (\$88.88 PSF)

## LOT SIZE

354,420± SF (8.1 acres)

*An additional 4 acres separately available for a combined 12-acre site*

## ZONING

I-2, Heavy Industrial, City of Tucson



## COMMENTS

- Landmark Central Tucson location
- Directly adjacent to Aviation Parkway / SR-210 (Tucson's only crosstown freeway)
- Extremely rare I-2 Heavy Industrial zoning in Central Tucson
- Direct access to labor force—284,000+ population within a 5-mile radius

### Property Details

Power	Est. 1400A 120/208V and 277/480V 3-Phase
Clear Height	Warehouse (Center Section)—Est 32' Distribution (North Section)—Est 20' Showroom/Manufacturing (South Section)—Est 14'
Loading	Dock—27 doors Grade—4 doors
Property Taxes	\$135,275 (\$1.08/SF Yr) 2022

### NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	7,211	\$42,659	5,974	\$49.87 M
3 Miles	79,714	\$56,432	56,719	\$682.57 M
5 Miles	284,555	\$55,479	169,806	\$2.48 B



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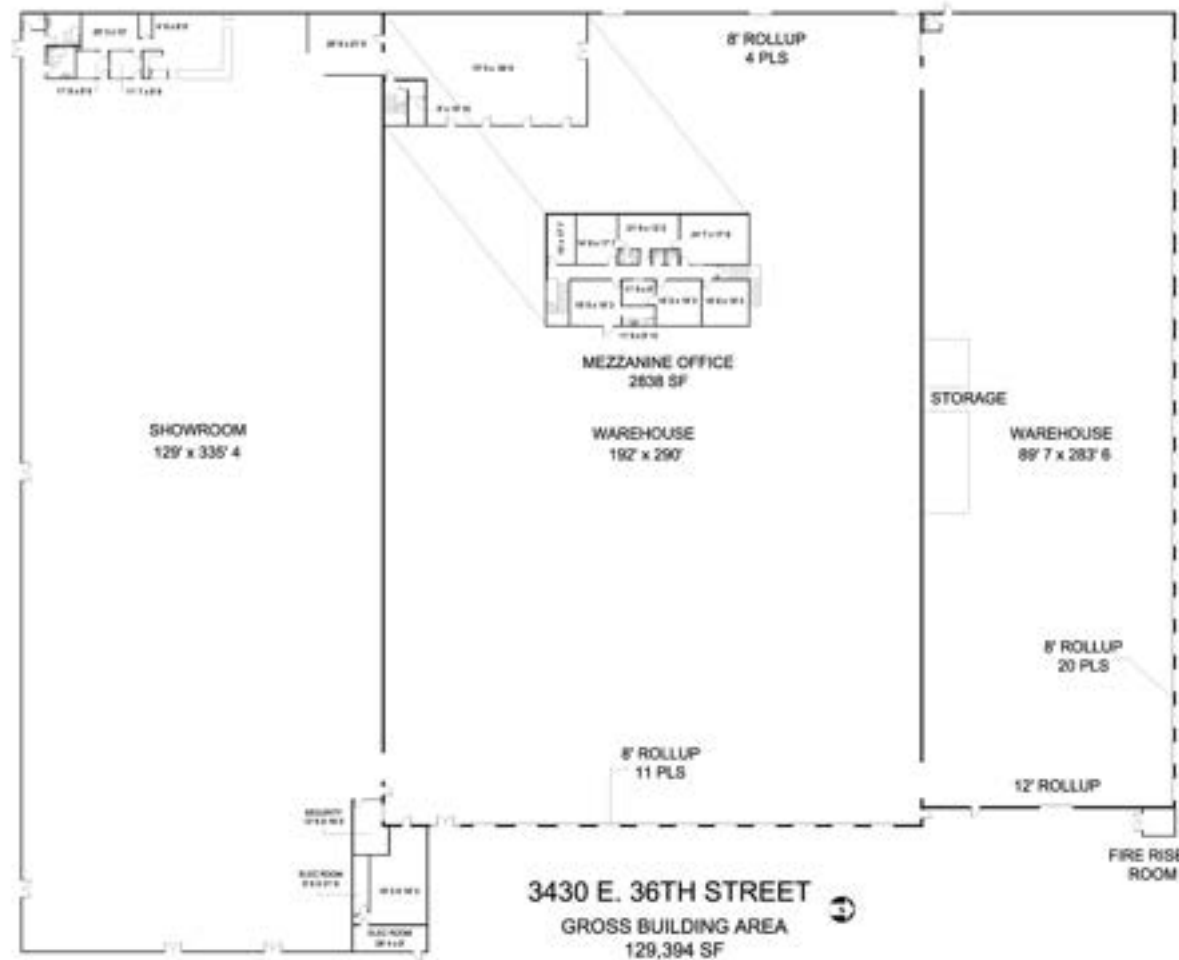


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## FLOOR PLAN



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AERIAL



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- 1. Downtown Tucson: 3± miles
- 2. University of Arizona: 3± miles
- 3. Catalina Foothills: 6± miles
- 4. Davis-Monthan Air Force Base: 1± mile
- 5. Interstate 10: 2± miles
- 6. Tucson International Airport: 5± miles

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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