



**Prominent Urban Mixed-
Use Investment**

For Sale:

\$3,400,000

Contact Agent for Investment
Highlights

610 S Park Ave, Tucson, AZ
85719

Exclusively Presented by:
Arizona First



Properties LLC

Thomas DeSollar, EMS
6700 N. Oracle Road, Suite 235 Tucson,
AZ 85704
Phone: 520-400-2732



RAIL YARD®

About Rail Yard®

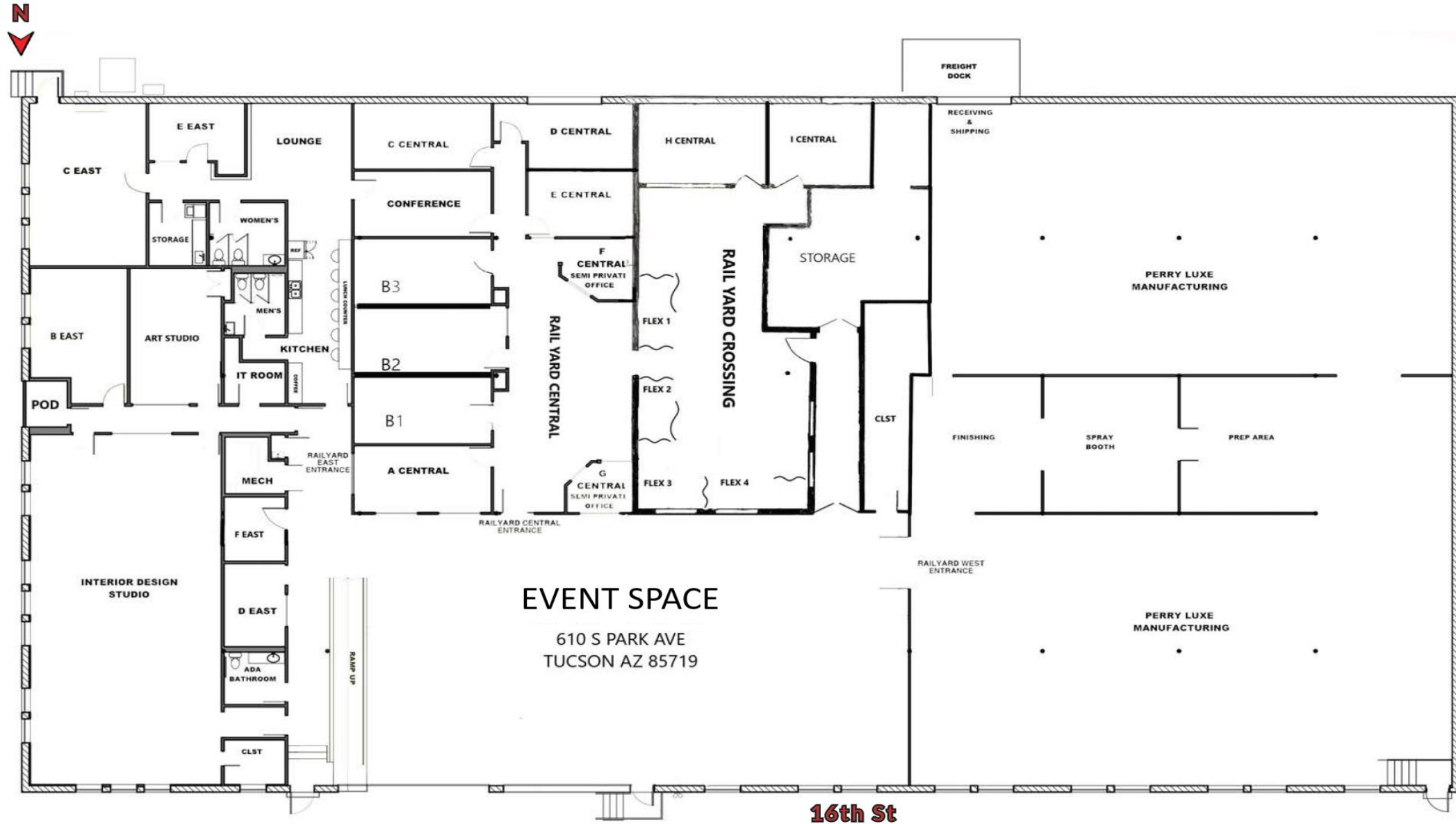
- RAIL YARD®, located on the edge of downtown Tucson, is an exceptional repurposed 1950s era warehouse including manufacturing, urban executive suites and event space, boasting 16' ceilings.
- Situated across the street from the Southern Pacific Railroad the chic yet highly functional offices feature well-appointed furnishings, state of the art Fiber Optics Internet, the latest Wi-Fi technology with convenient on-site parking.
- The shipping & receiving area is located inside of the north section of the building. Event Space is also located on the north side of the building.
- A small concrete loading dock and steps are located on the south side of the building
- ADA compliant, Fire Sprinkler, Security Cameras & Controlled Entry
- The RAIL YARD® name is trademarked and included in the offering.
- Furniture Fixtures & Equipment are included excepting seller's personal items.

Property Highlights

- **BUILDING SIZE** 21,094 SF [per Pima County]
- **PARCEL(S)** APN 124-15-004A [29,717 SF] & APN 124-15-011B [1,337 SF]
- **YEAR BUILT** 1954 | Ongoing Renovation Since 2004
- **PARKING** 14 Parking Spots + Street Parking
- **ZONING** I-1 City of Tucson
- **INTERNET** 1000/1000 [Fiber Optics] Prewired & Certified
- **ELECTRIC** 480 Volts Switchgear, 3 Phase
- **HVAC** Refrigerated Offices / Evaporative Manufacturing-Event
- **UTILITIES** Tucson Electric Power, Southwest Gas, Tucson Water
- **VALUATION INCREASE** Owner is increasing income and adding offices

Rail Yard®

Floor Plan:



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

Rail Yard®

Aerial View:

- **Strategically located on the eastern edge of Downtown Tucson**
- **Adjacent to the East/West Corridor of Barraza-Aviation Parkway**
- **2 Miles to Interstate 10**
- **7 Miles to Tucson International Airport**
- **60 Miles to International Border**

