



**Prominent Urban Mixed-
Use Investment**

For Sale:

\$2,990,000

Contact Agent for Investment
Highlights

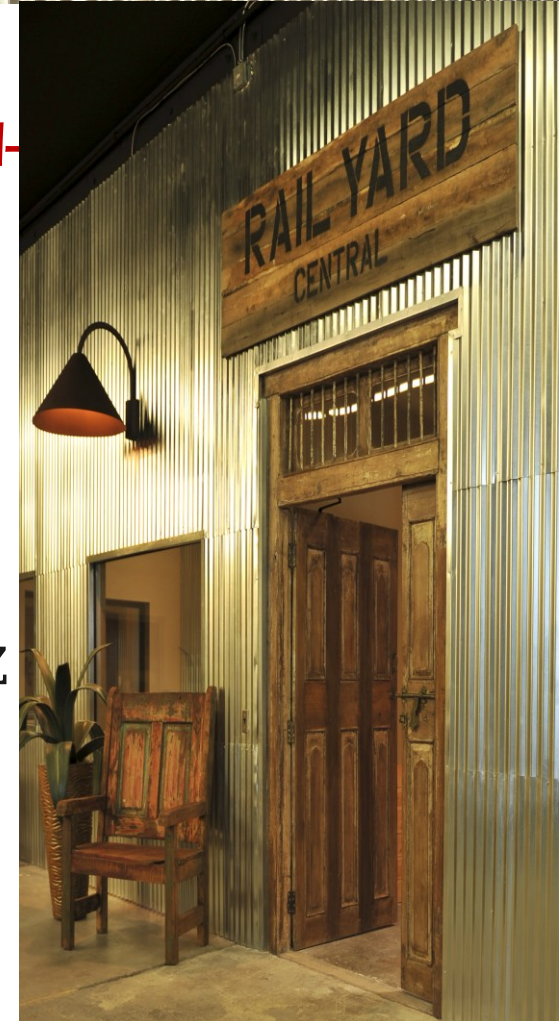
610 S Park Ave, Tucson, AZ
85719

Exclusively Presented by:
Arizona First



Properties LLC

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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 / **Opportunity Zone**
- **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:



