



# PRIME COMMERCIAL/ RETAIL BUILDING & YARD

Miracle Mile Near I-10  
1225 W Miracle Mile, Tucson

FOR SALE OR LEASE

Lease Rate Reduced



Exclusively represented by:  
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.



**FEATURES**

BUILDING SIZE	±11,230 SF* (per assessor)
LAND SIZE	±39,485 SF* (per assessor)
SALE PRICE	\$1,700,000
LEASE RATE	\$0.88 SF Modified Gross
ZONING	C-2 City of Tucson
PARCEL INFO	107-06-028B & 107-06-029E

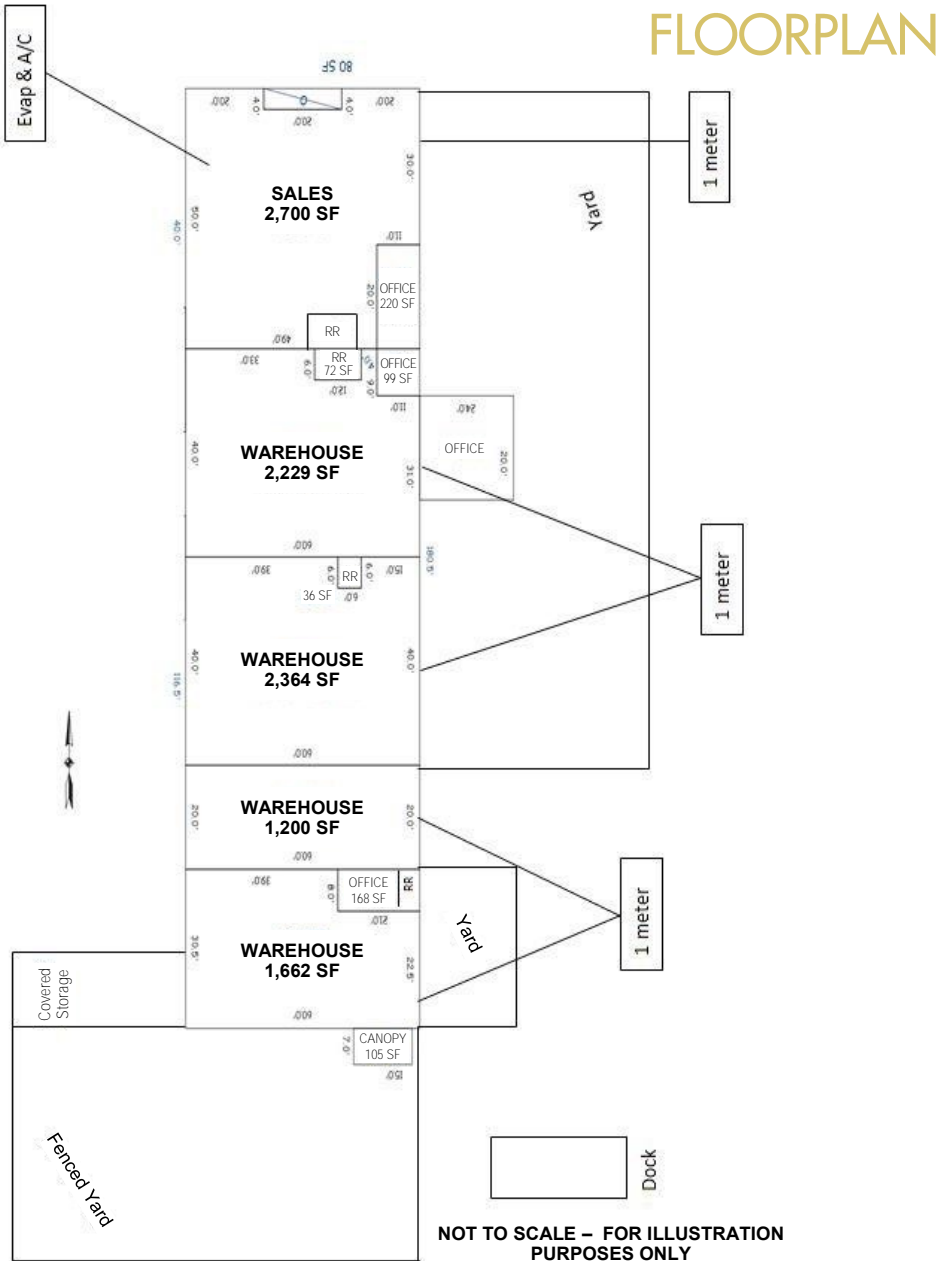
**TRAFFIC COUNTS**

MIRACLE MILE	±37,349 AADT
	Source: SITES USA

**HIGHLIGHTS**

- Perfect for Storage, Warehouse, Distribution, Automotive, and more.
- 4 Large Roll Up Doors
- Great Access to I-10 and Oracle
- Covered Parking or Work Area
- Grade Loading
- Fenced Yards
- 3-Phase Power
- Close to Interstate 10
- Large Pole Sign



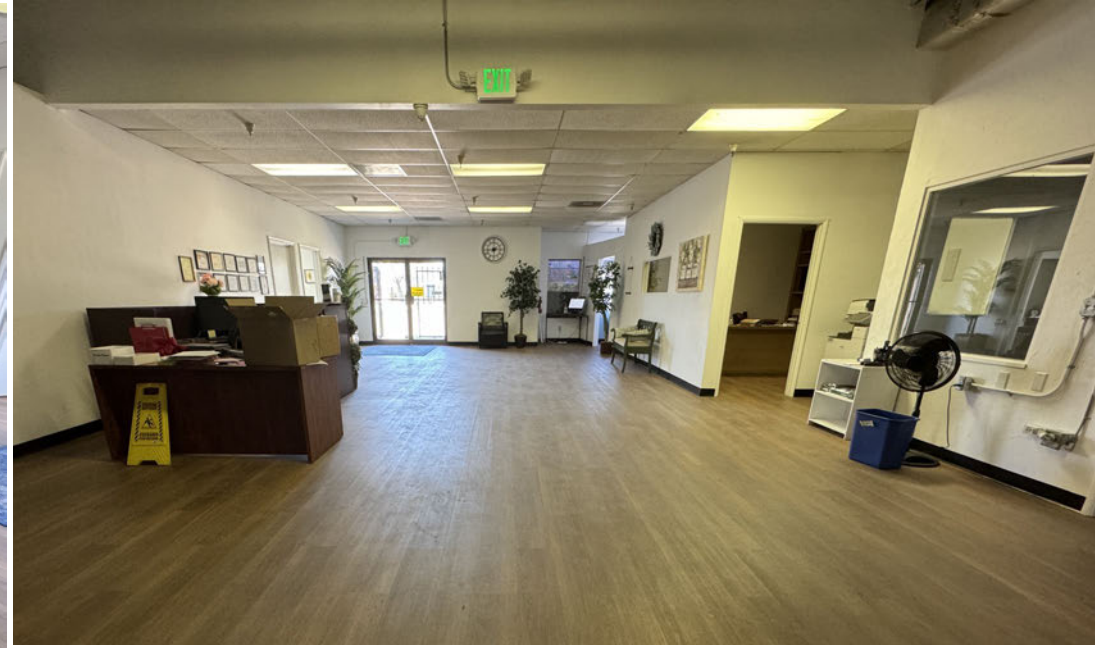


PROPERTY AERIAL

Miracle Mile — 37,349 AADT

El Burrito Ave





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