

SALE

3208 E DISTRICT ST – PALO VERDE INDUSTRIAL FLEX

3208 East District Street Tucson, AZ 85714



OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	5,900 SF
Available SF:	
Lot Size:	0.49 Acres
Number of Units:	2
Price / SF:	\$105.93
Year Built:	2002
Zoning:	CI-2 (Commercial-Industrial)
Market:	Tucson, Arizona – Industrial

PROPERTY OVERVIEW

Two-building industrial flex property with interior offices totaling approximately 5,900 SF on ±0.49 acres in Tucson's Palo Verde Industrial submarket. The dual-building layout offers flexibility for owner-users or investors, with potential to occupy one building and generate income from the other. Well-suited for contractors, automotive users, and Gem Show warehouse or staging operations. Tour the property to evaluate its fit for your business or investment strategy.

PROPERTY HIGHLIGHTS

- Two steel industrial buildings on ±0.49 acres
- Flexible CI-2 zoning
- Interior office buildout
- Gem Show warehouse potential

Scott Hotchkiss
(520) 269-1968

Richard Kehm
(602) 432-2793



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PROPERTY DESCRIPTION

The property totals approximately 5,900 square feet across two steel industrial buildings on nearly 0.5 acres, allowing for single owner-user occupancy or multi-tenant configuration. Interior office areas support administrative, sales, or customer-facing operations, while the building layout and yard functionality provide flexibility for a wide range of industrial users.

This asset is particularly well-suited for contractors, automotive users, and Gem Show warehouse and staging operations, offering functional industrial space, office integration, and zoning versatility in a developing industrial area. Owner occupied currently, market rents Industrial w/ Office (Blended): \$11.50 – \$13.50 PSF

LOCATION DESCRIPTION

Located near Palo Verde Road and Ajo Way, the property benefits from proximity to established industrial users and convenient access to Tucson's primary transportation corridors. The surrounding area continues to see industrial utilization, reinvestment, and adaptive reuse, supporting long-term demand for functional small-bay industrial assets.

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