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## Excellent Sales/Marketing Facility with Warehouse Storage



### 19 & 29 W. Ventura

**Building Size:** 5,940± sf

**Land Area:** 13,680± sf

**Zoning:** I-1

**Parcel No.:** 115-06-1130

115-06-1140

**Office Area:** 1,900± sf (14 offices w/ Kitchen area)

**Warehouse Area:** 2,000± sf

#### HVAC

**Office:** AC

**Warehouse:** EVAP

**Ceiling Height:** 16'

**Power:** 200 AMPS+

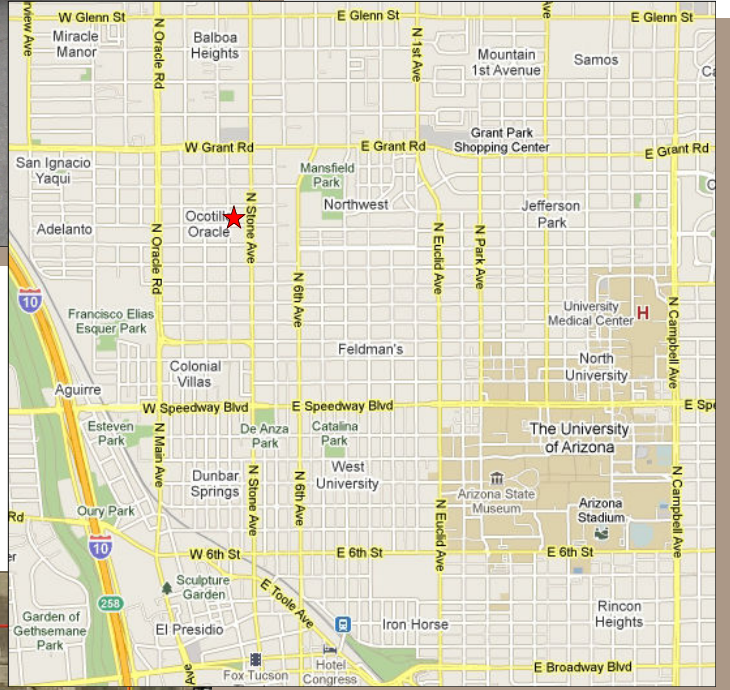
**Loading:** 26 Grade Level 12'x12'

**Sale Price \$395,000**

Exclusively Represented by:  
**Tucson Realty & Trust Co.**  
**Mick Cluck & Chuck Blacher**  
520.349.3533 or 520.360.7800



Parking Area



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