

**FOR
SALE**



210 S. Plumer Avenue

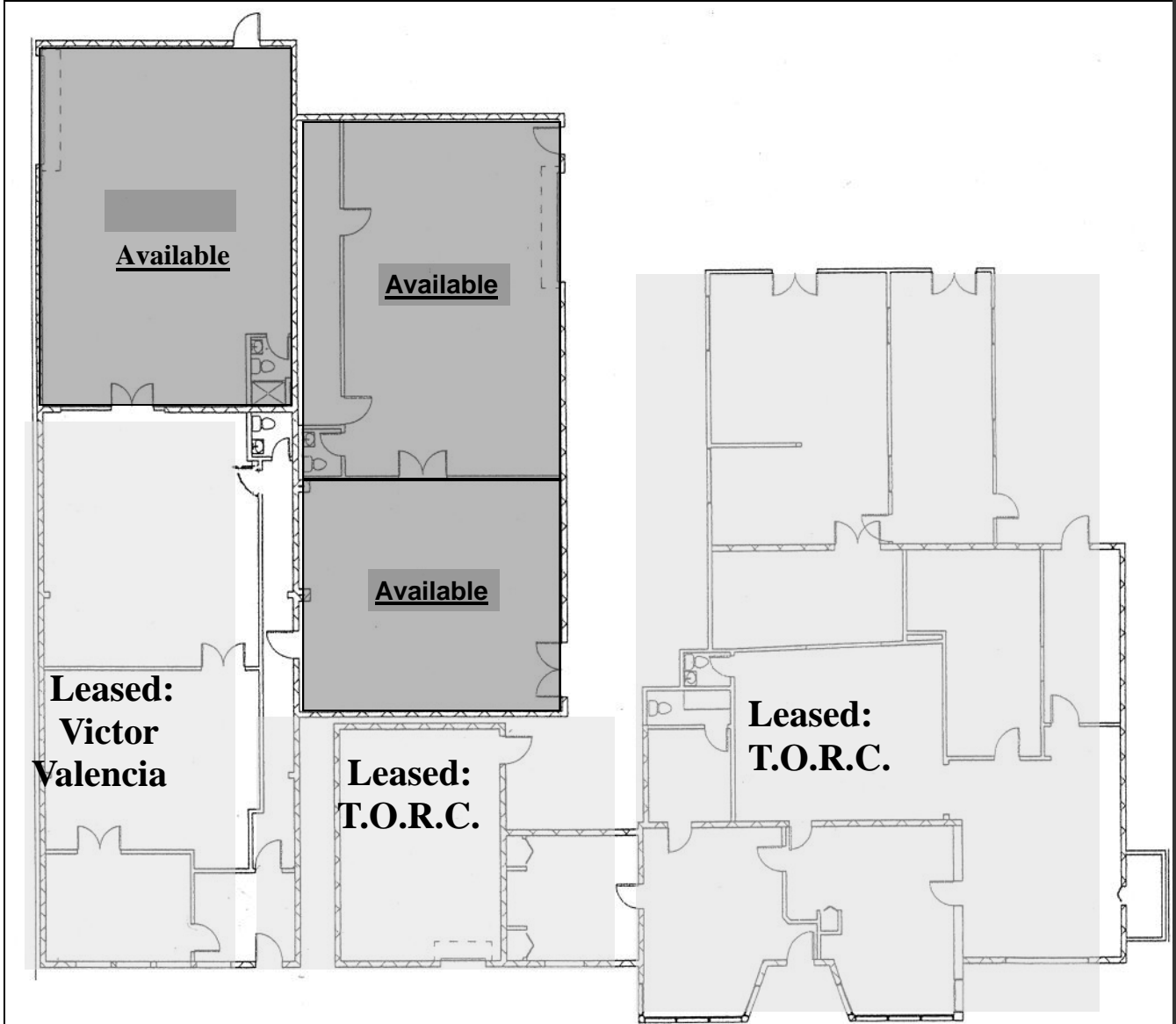
Total SF :	9000± sf Two separate Buildings
Price:	\$590,000.00 (\$65 psf)
Number of Tenants:	Two
Vacancy:	3200± sf or 35%
Net income:	\$28,000 NOI Projected 2011 (Two Tenants)
Signage:	Per city code
Zoning:	I-1
HVAC:	Total Space Heated and Cooled
Electric:	1 10V + 220V (400 AMPS) Three Phase
Fence /Driveway:	Yes
Floor Drain:	Yes

Comments: Convenient warehouse near U of A, CBD and Sam Hughes Neighborhood. Great central Tucson location. Adjacent yard could be available. Easy access to I-10.

Exclusively Represented by:
Tucson Realty & Trust Co.

Terry Lavery, CCIM, CPM, GRI
520.577.7000

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Suite A & B	Victor Valencia	1500 sf
Suite C	VACANT	1200 sf
210 Corner	T.O.R.C.	3800 sf
Suite D & E	VACANT	2000 sf
Storage/Common area		500 sf
Approximate total SF		9000 SF

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