



±6,784 SF OFFICE/WAREHOUSE ON ±1.14 AC FOR SALE
2023 W PRICE STREET, TUCSON, AZ 85705



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PROPERTY OVERVIEW

±6,847 SF

Building Size

±1.14 AC

Site Size

I-1, City of Tucson

Zoning

\$2,750,000

Sale Price

PROPERTY HIGHLIGHTS

- Fully Asphalt Paved Parking Lot
- ±1,000 SF Canopy Structure
- Three (3) Grade Level Doors
- One (1) Point of Ingress/Egress
- Fully Fenced and Secured
- Within 1 Mile to I-10
- APN #: 106-10-129A





LEASE ABSTRACT

PERIOD	MONTHLY BASE RENT
07.01.2025 - 06.30.2026	\$15,000.00 Per Month NNN
07.01.2026 - 06.30.2027	\$15,600.00 Per Month NNN
07.01.2027 - 06.30.2028	\$16,224.00 Per Month NNN
07.01.2028 - 06.30.2029	\$16,872.96 Per Month NNN
07.01.2029 - 06.30.2030	\$17,547.88 Per Month NNN

TENANT OVERVIEW

Collision Xperts LLC is an established automotive collision repair and service provider. The company specializes in full-service auto body repair, refinishing, and vehicle restoration, serving both individual customers and commercial fleet clients. Collision Xperts has built a reputation for delivering high-quality workmanship, efficient turnaround times, and strong customer service, which has supported consistent operational performance.

The tenant occupies the property under a long-term single-tenant NNN lease structure, demonstrating a committed operating presence at the site. The lease includes scheduled rental increases through June 2030, providing investors with contractual income growth and stable cash flow backed by an operating business that is well-aligned with the property’s industrial outdoor storage functionality.







DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grosseohme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grosseohme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

CONFIDENTIALITY:

The information contained in this package, along with any additional materials provided by Rein & Grosseohme, is strictly confidential and intended solely for evaluating the potential acquisition of the property. This information may not be copied, shared, or used for any purpose other than property evaluation. Should this information be shared with third parties for advisory purposes, those parties must also be informed of its confidential nature and agree to maintain strict confidentiality. Prospective buyers may not communicate with tenants or employees of the property without prior written consent from the property owner or the owner's designated representative.

NON-CIRCUMVENTION:

All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grosseohme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grosseohme.