



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Road, Suite 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE



4955 N Shamrock Pl

Price:	\$2,000,000.00
Cap Rate:	8%
Building Size:	11,339 Square Feet
Year Built:	2002
Land Area:	1.25 Acres
Zoning:	MU, Pima County
Parcel:	104-01-219

INVESTMENT
HIGHLIGHTS

- Brand New 5 Year Lease Renewal*
- Solid Tenant in place since May 2012*
- Fenced, Secured Property*
- Tenant - Pima County (Juvenile Court Division)*
- Recent Upgrades to Building Interior*
- Easy access to I-10 via Ruthrauff Road*
- Near La Cholla & River Road*
- Annual Rental Increases*

Exclusively Represented by:

Tucson Realty & Trust Co

Mike Gross

Cell 520-977-0144

Office 520-577-7000

MGross7270@aol.com

Information contained herein has been obtained from the owner of the property or other source that we deem reliable.

We have no reason to doubt its accuracy, but do not guarantee it.



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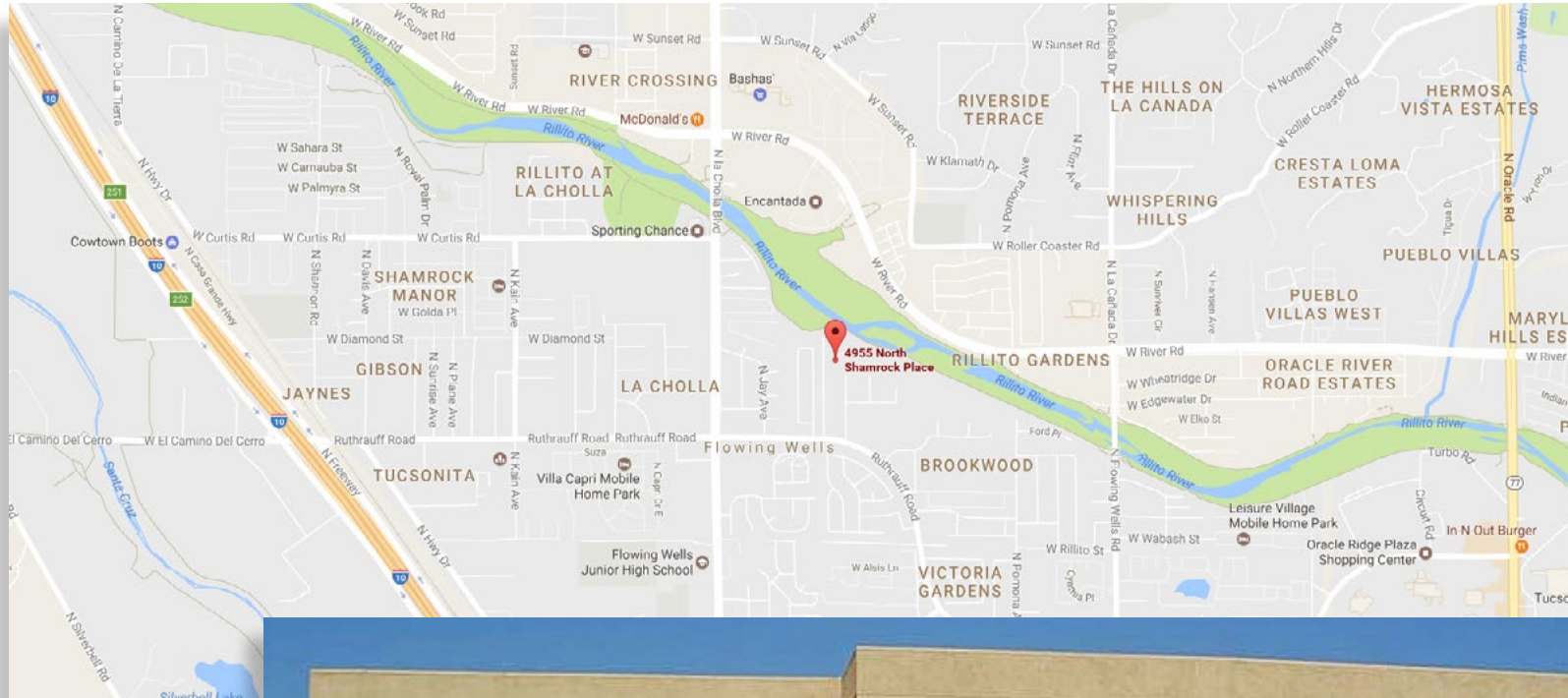
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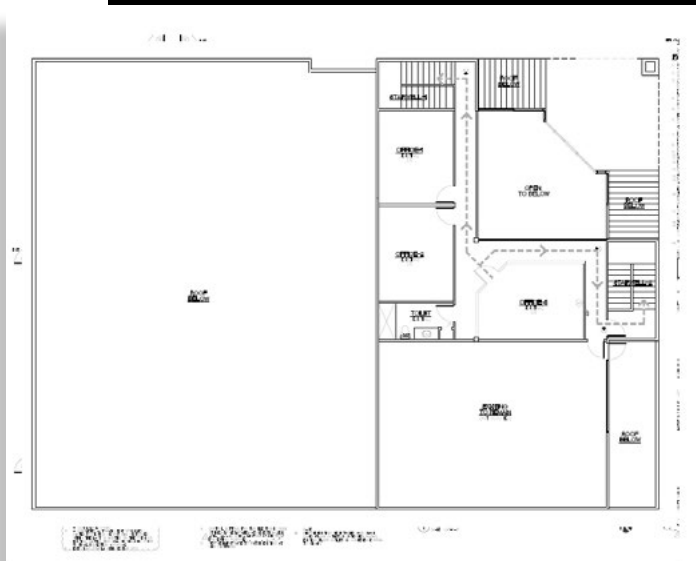
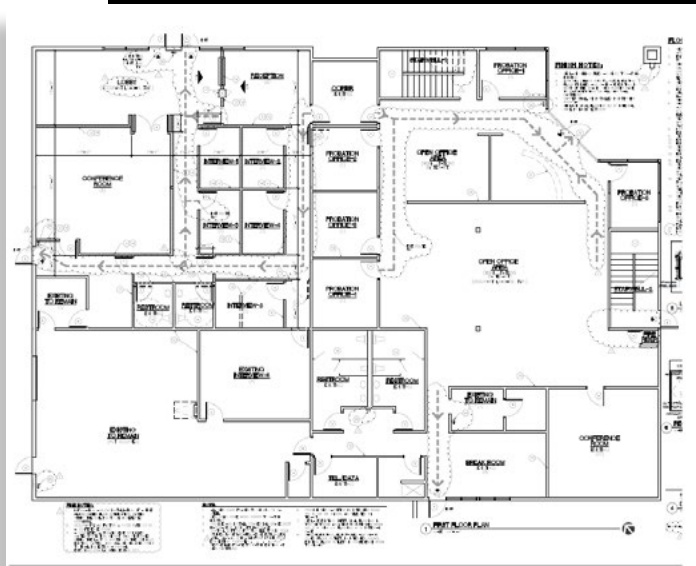
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