

FLEX BUILDING FOR SALE



215-219 E. Mabel St.
Tucson AZ 85705



AVAILABLE FOR SALE

\$550,000 sale price

215-219 E. Mabel St. Tucson AZ 85705



Property Features



3 Parcels Included in Sale:

Office: **2100 SF.**

Warehouse: **1600 SF.**

Lot: **14,000 SF.**



Full Kitchen
upstairs



Warehouse with
2 rollup doors
and shelves

ANGELICA DUTTON

MANAGING DIRECTOR

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Discover the perfect blend of office and warehouse functionality in this versatile Flex Building.

This functional two story building has several offices, full bathrooms with showers on both floors, reception/lobby area and full kitchen upstairs.

Additionally, an adjacent 14,000 SF fully fenced lot

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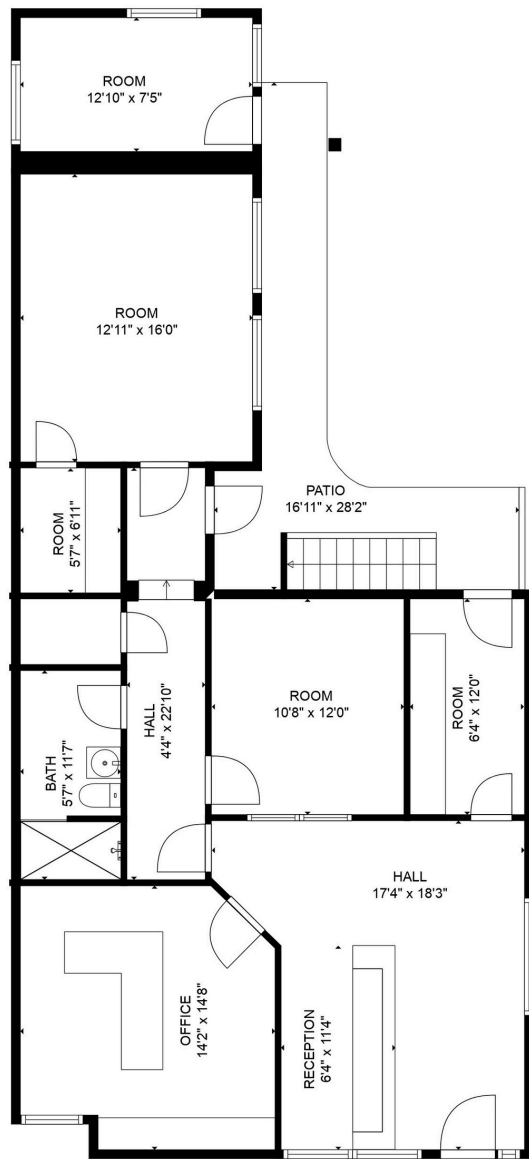
Flex Space Opportunity – Office + Warehouse with Additional Fully Fenced Lot

Discover the perfect blend of office and warehouse functionality in this versatile Flex Building, designed to meet a wide range of business needs. Located in a convenient and accessible area, this property offers the ideal setup for businesses seeking efficiency and flexibility.

Key Features:

- **There is a tenant at the property** paying \$4,000 p/month, MG lease, and the lease expires on May 22nd, 2027
- **3 parcels included:** 115-04-017A, 115-04-018A, 115-04-0190
- **Flexible Layout:** A seamless combination of office space and warehouse facilities, tailored to suit diverse industries.
- **Adjacent 14,000 SF fully fenced lot,** perfect for storage, parking, or outdoor operations.

Floor Plans

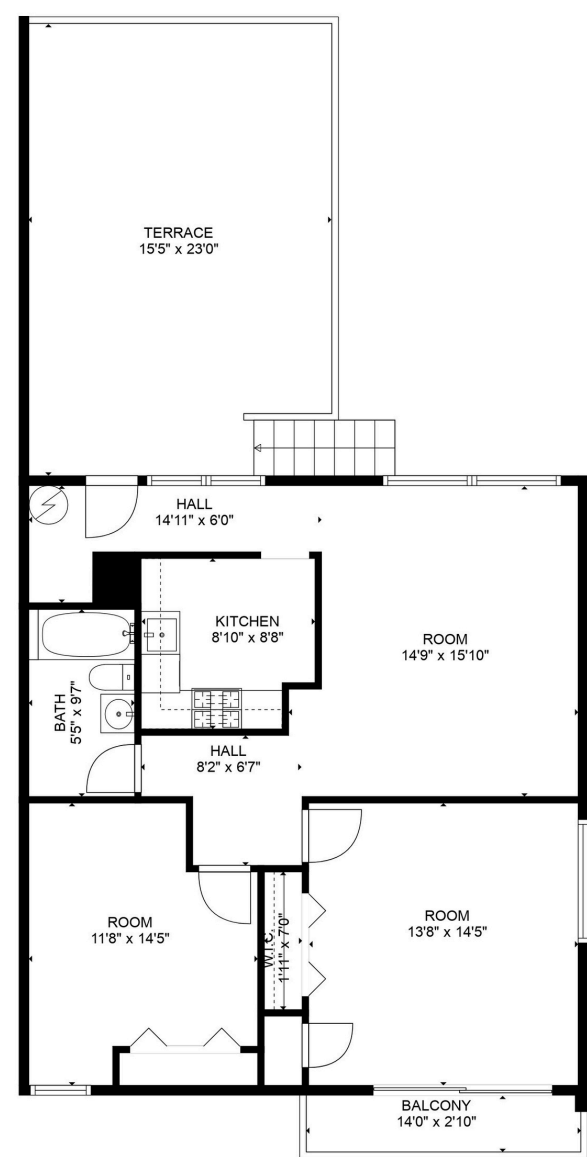


TOTAL: 2100 sq. ft

FLOOR 1: 1244 sq. ft, FLOOR 2: 856 sq. ft

EXCLUDED AREAS: PATIO: 182 sq. ft, TERRACE: 364 sq. ft, BALCONY: 40 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Location Map



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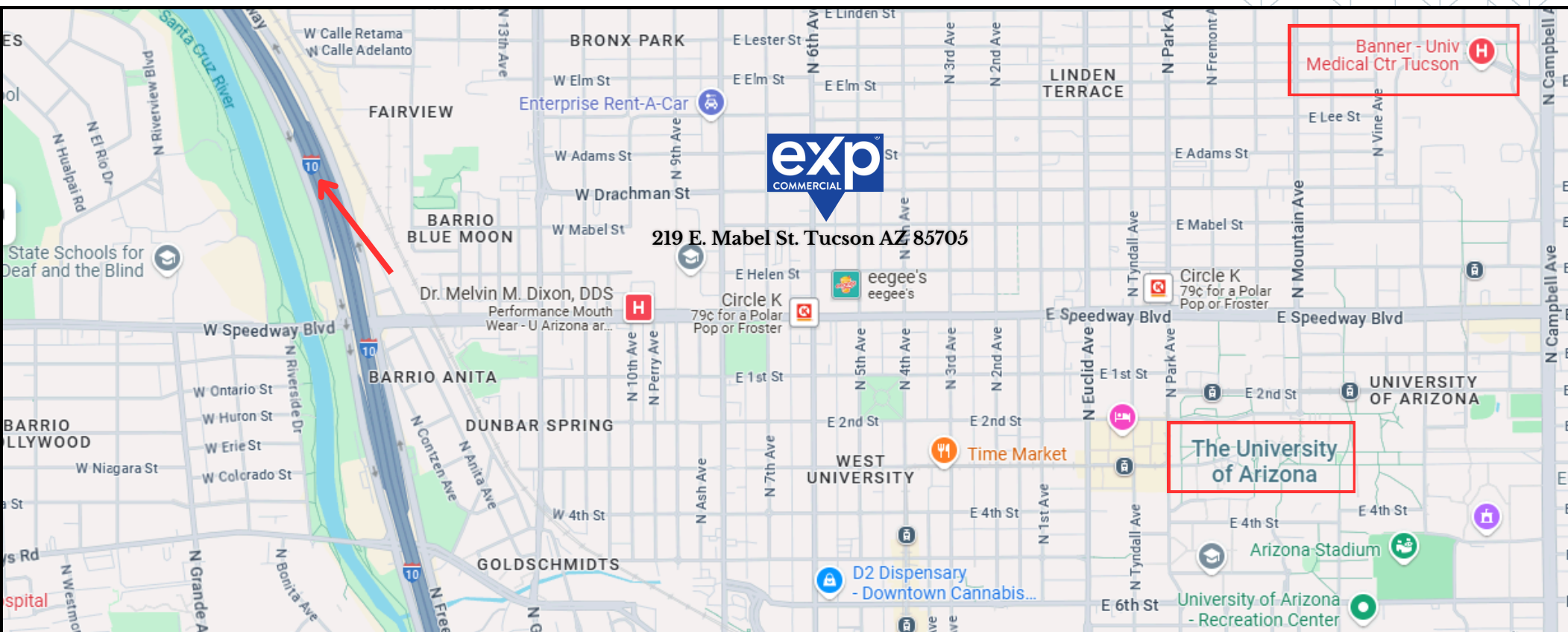
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This centrally located Tucson office property presents an excellent investment opportunity in a high-demand area just minutes from the University of Arizona. The property benefits from strong visibility and proximity to a vibrant mix of students, professionals, retail, and dining, supporting long-term demand and tenant appeal.

With easy access to major roadways, public transportation, and downtown Tucson, along with a walkable, amenity-rich setting, 215-219 E. Mabel St offers solid positioning for stable occupancy and future appreciation in one of Tucson's most active commercial corridors.

PRESENTED BY:

National Commercial Real Estate Advisor and Certified Real Estate Investment Planning Specialist, Angelica Dutton is the Managing Director of Arizona Commercial Properties. She has been selling real estate for 20+ years and specializes in Office, Industrial, Investment Sales, Site Selection, Acquisitions and Land sales.

A native of Mexico who speaks fluent Spanish and understands the culture of the Hispanic and Latin markets, Angelica also specializes in Foreign Investment, and she and her team have become a trusted resource for investors and corporations seeking to expand into US markets. Angelica has developed a large database that now extends beyond the borders of Arizona and Mexico.



FOR INQUIRIES, CONTACT:

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