

New Medical Office Under Construction at Ina Road Professional Center



TUCSON, Arizona – A new 6,300-square-foot building is going up at Ina Road Professional Center, originally platted and constructed the mid-1980's. This new building will be a built-to-suit for Dr. Susan S

Courtney Family Medicine.

A 6,737-square-foot fully improved padded lot at 1671 West Ina Road, in the Ina Road Professional Center, was purchased by 1671 W Ina Rd, LLC (Dr. Susan Courtney, manager) for \$428,000 (\$63.53 PSF). Ready for construction, the pad is to the west of property with parking 7.14 / 1000.

Caylor Construction Company (Rob Caylor, owner) of Tucson is the general contractor for the project.

Craig Courtney of Courtney Realty & Investment Company handled the land purchase for the buyer.

Tom Nieman of Cushman & Wakefield | Picor handled the sale for the seller, Amigo Properties, an investment group from Tucson.

For additional information, Courtney can be reached at 520.290.5700 and Nieman should be contacted at 520.546.2728.

To learn more, see RED Comp #6388.



Government Leased Building Sells for \$10 Million in Tucson



2255 W Ina Rd., Tucson, AZ

TUCSON, ARIZONA – Chicago-based, Boyd Watterson Asset Management affiliate, Boyd State Tucson, LLC (Kristen Frank, VP Asset Management) bought the building at 2255 West Ina Road

in Tucson for \$10 million (\$216 PSF) in an all-cash transaction.

The 3-story, 46,094-square-foot, high profile building was fully leased to government agencies at time of sale. The Department of Economic Security (DES) occupies the 1st and 2nd floors while an undisclosed GSA tenant recently leased the 3rd floor.

Located at the southwest corner of Ina and La Cholla Blvd. in northwest Tucson, the building was built in 1981 as a charter school originally, dba Sonoran Science Academy. The seller purchased it in 2017 for \$3 million with a 52,276 -square-foot of excess land in an REO sale. The seller, WRM Loans and PVP Investments did major renovations to the building.

Phil Skillings and Andrew Sternberg with NAI Horizon of Tucson handle building leasing and are also the listing agents to contact for the 52,276-square-foot vacant pad.

For more information, Sternberg should be reached at 520.729.1694.

To learn more, see **RED Comp #6441**.

Lee & Associates Handle Two Investment Sales in Tucson for \$4.2 Million



Gerber Collision & Glass,
4670 S Palo Verde Rd.,
Tucson, AZ

TUCSON, ARIZONA – In two separate investment transactions Lee & Associates handled properties valued at \$4.2 million in Tucson's Southern Submarket.

California-based, Corsair Management, LP (David Paul Oddo, manager) sold the building at 4670 S Palo Verde Road in Tucson for \$3.2 million (\$114 PSF).

The 28,145-square-foot building on 3.21 acres was constructed in 2004 and sold fully leased to Gerber Collision and Glass. The automotive building consists of lobby and reception areas, office's and conference rooms, a warehouse, 4 grade level doors, and fenced yard.

David Newton, SIOR of Lee & Associates in Orange, CA represented the buyer, a Family Trust from Long Beach, CA.

For more information, Newton can be reached at 714.647.9100.

To learn more, see **RED Comp #6399**.



Tucson Ace Asphalt, 4030 E

Michigan St., Tucson, AZ

In a separate transaction, Aceland sold the building at 4030 E Michigan Street in Tucson to a private investor from Huntington Beach, CA for \$1 million (\$161 PSF).

Built in 1988, the 6,200-square-foot building on 1.99 acres was occupied by Tucson Ace Asphalt at time of sale.

Marcus Muirhead and Allen Lowe with Lee & Associates in Phoenix handled the transaction.

For more information, Muirhead can be reached at 602.474.9589 and Lowe is at 602.954.3747,

To learn more, see **RED Comp #6390**.