

**Available in the near future**

# Heavy Equipment Maintenance Facility

4221 So. Station Master Drive, Tucson, AZ 85714

10,544 sf on 3.89 acres  
Commercial  
Equipment  
Leasing and  
Maintenance  
Facility

*This facility was custom designed for Volvo Rents in 2007 and offers facility improvements rarely found in industrial properties.*



## HIGHLIGHTS

- 1 3,200sf office space with HVAC
- 2 4,800sf enclosed service bays
- 3 3 - Drive-thru bays with 12x14 doors (6)
- 4 2,700sf covered service area
- 5 35x20 covered wash station with sewer and sand & oil interceptor
- 6 500sf containment station for above ground fuel and oil tanks
- 7 500sf Covered employee parking
- 8 Solar system providing approximately 8,000 kWh per month
- 9 725 amp electricity 2 phase and 3 phase
- 10 3.89 acres, totally fenced

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### Contact Broker

Joe Warren at 619.435.0847  
[jw@smiser.net](mailto:jw@smiser.net)



Additional Secured & Covered Storage



Solar System capable of producing 8,000 kWh monthly



Totally open 2,700sf Maintenance Bay



3.89 acres totally fenced site provides unlimited storage for large equipment



Covered Employee Parking



Service Bays with 14' clearance

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Open Maintenance Bay



Above Ground Fueling Station and Containment System



Sales Office



3 Drive-thru bays

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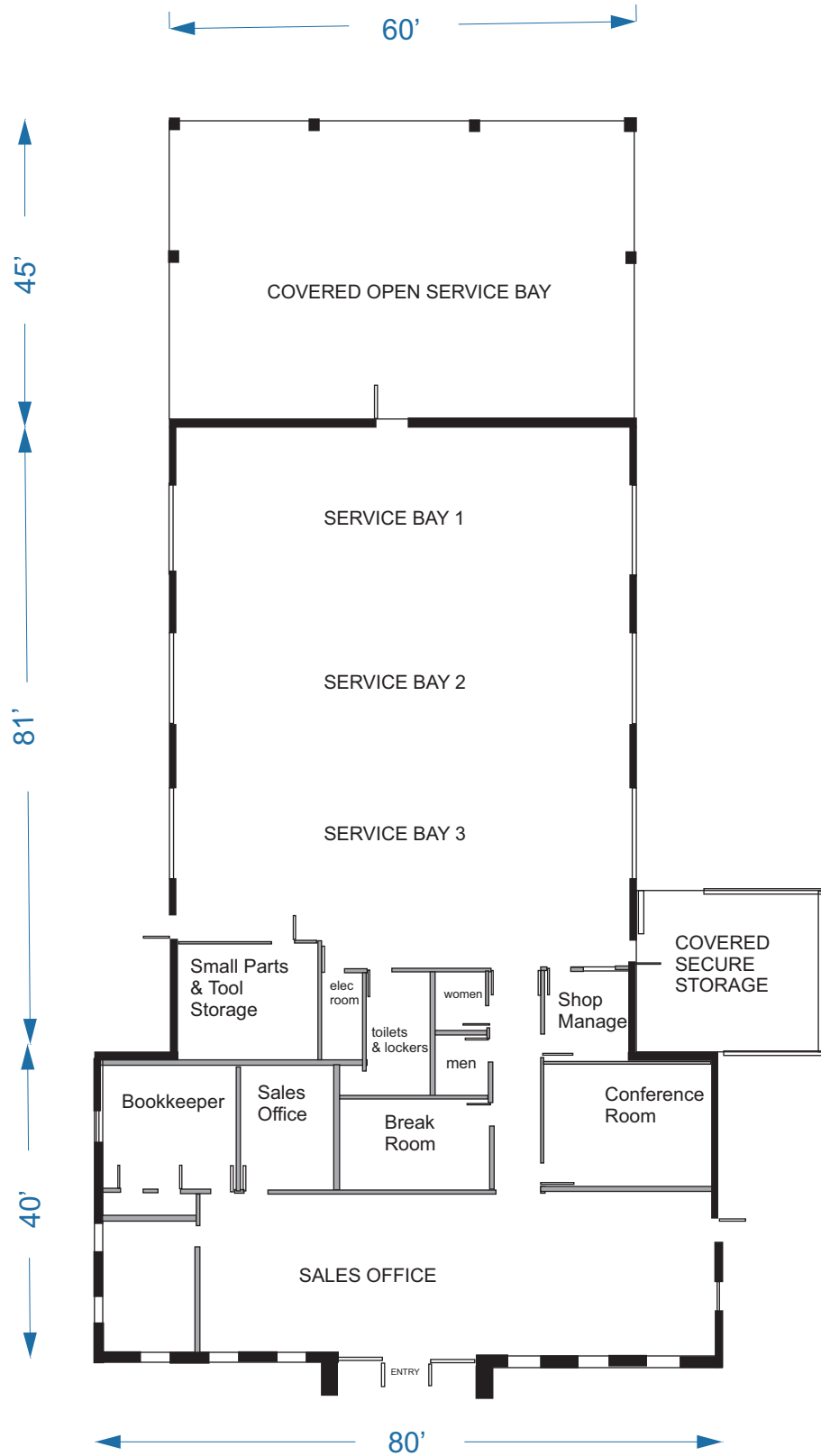
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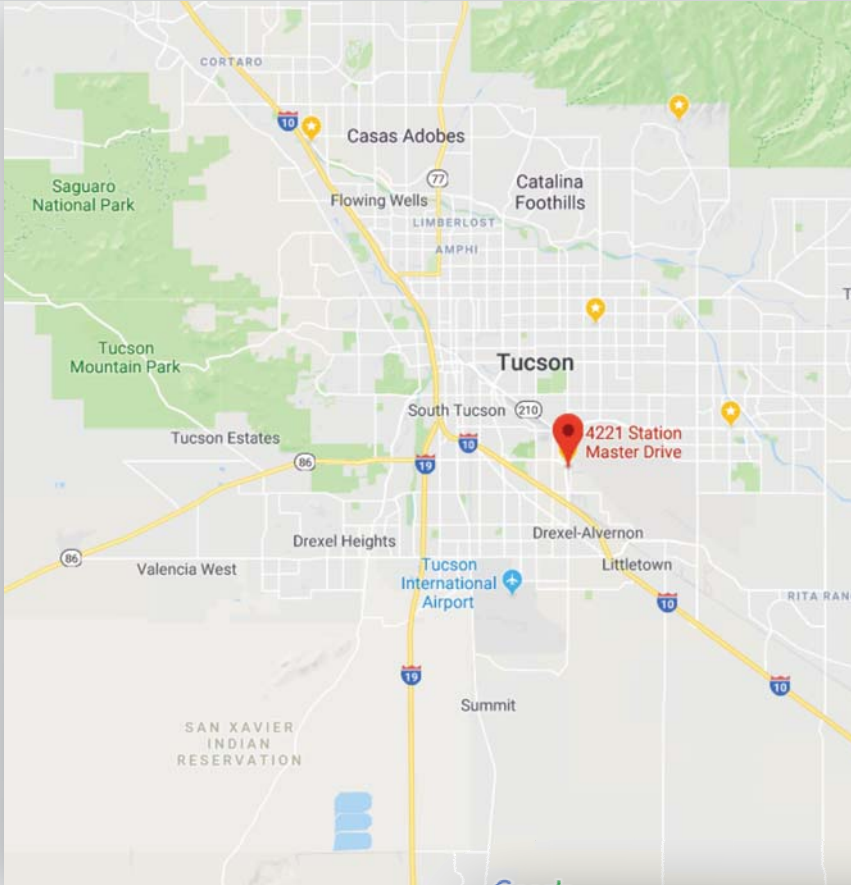


# BUILDING LAYOUT

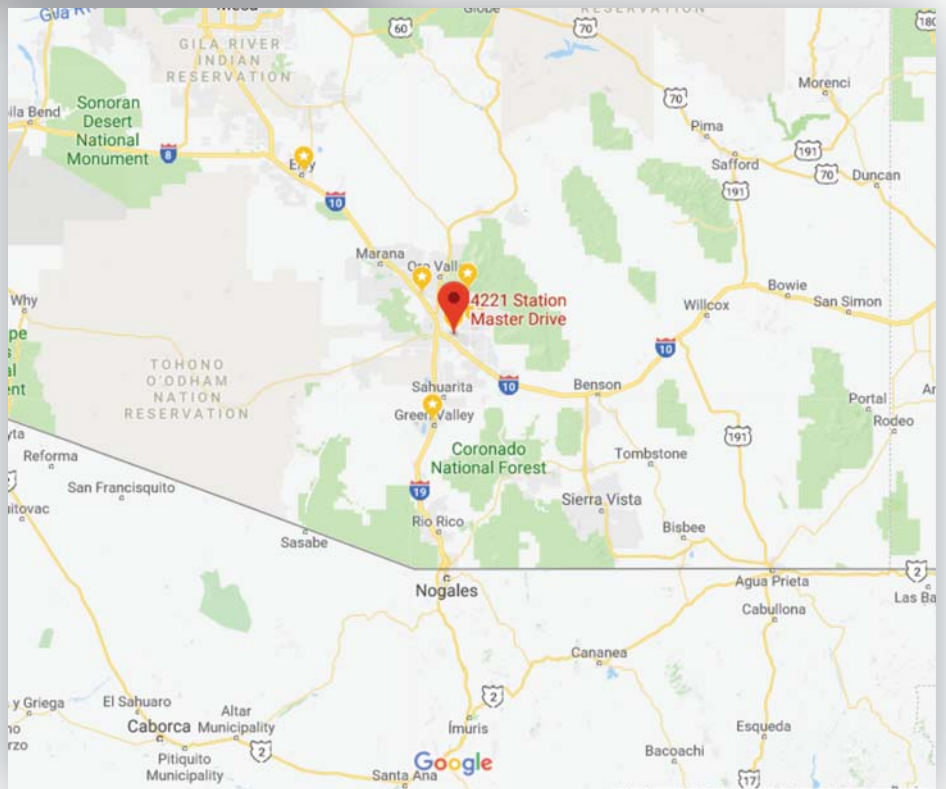
Dimensions are approximate. Actual construction drawings are available.



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Map Data ©2018 Google, INEGI



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