

Industrial/Retail | For Lease

**CBRE**

# 3455 S Palo Verde Rd

Tucson, AZ 85713

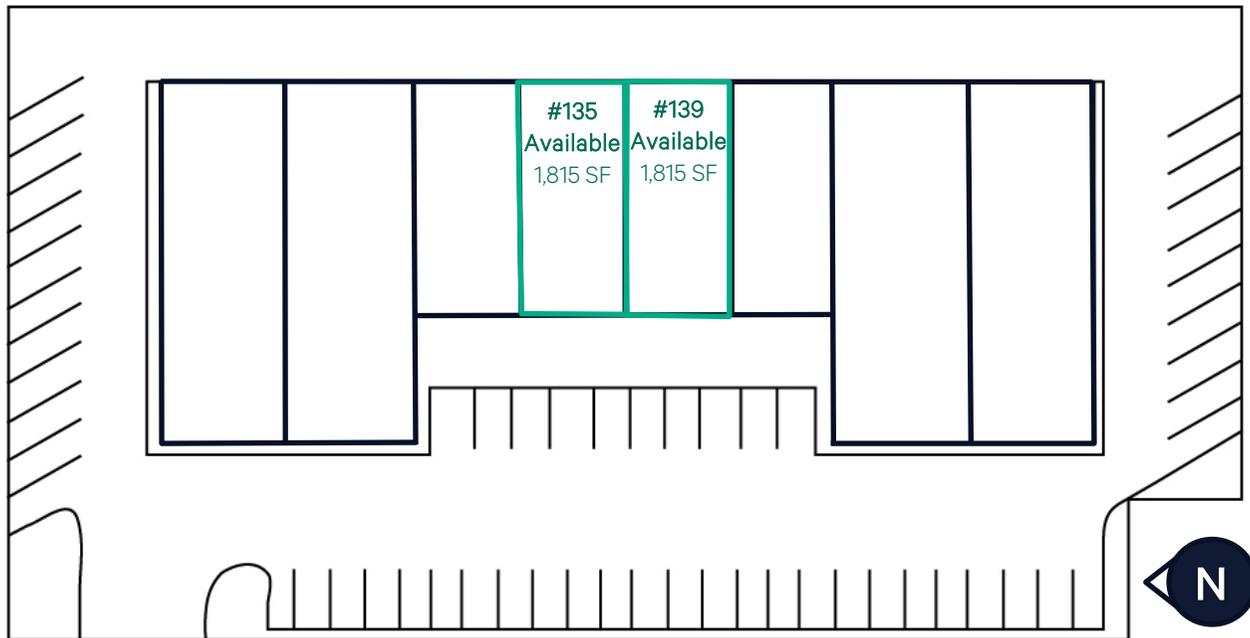
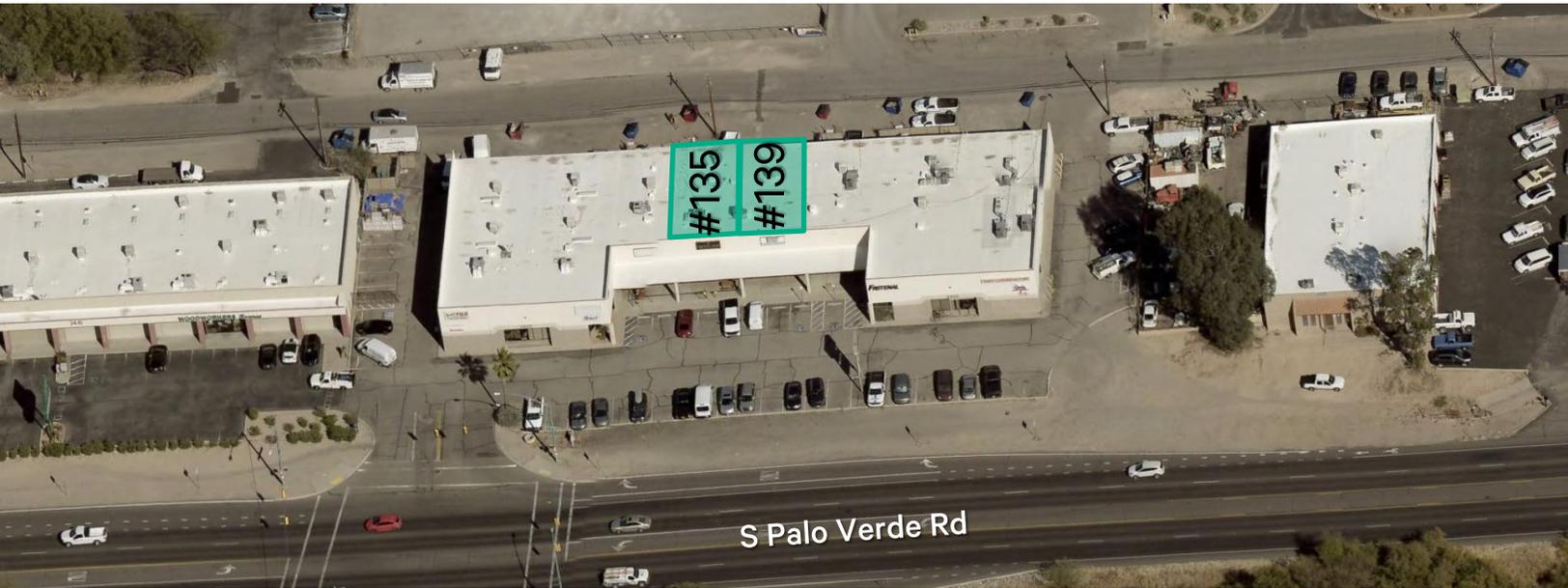
**Plug and Play Brewery Space & Industrial Warehouse**



# 3455 S Palo Verde Rd – Site Plan & Property Highlights

Tucson, AZ 85713

For Lease



## Property Highlights

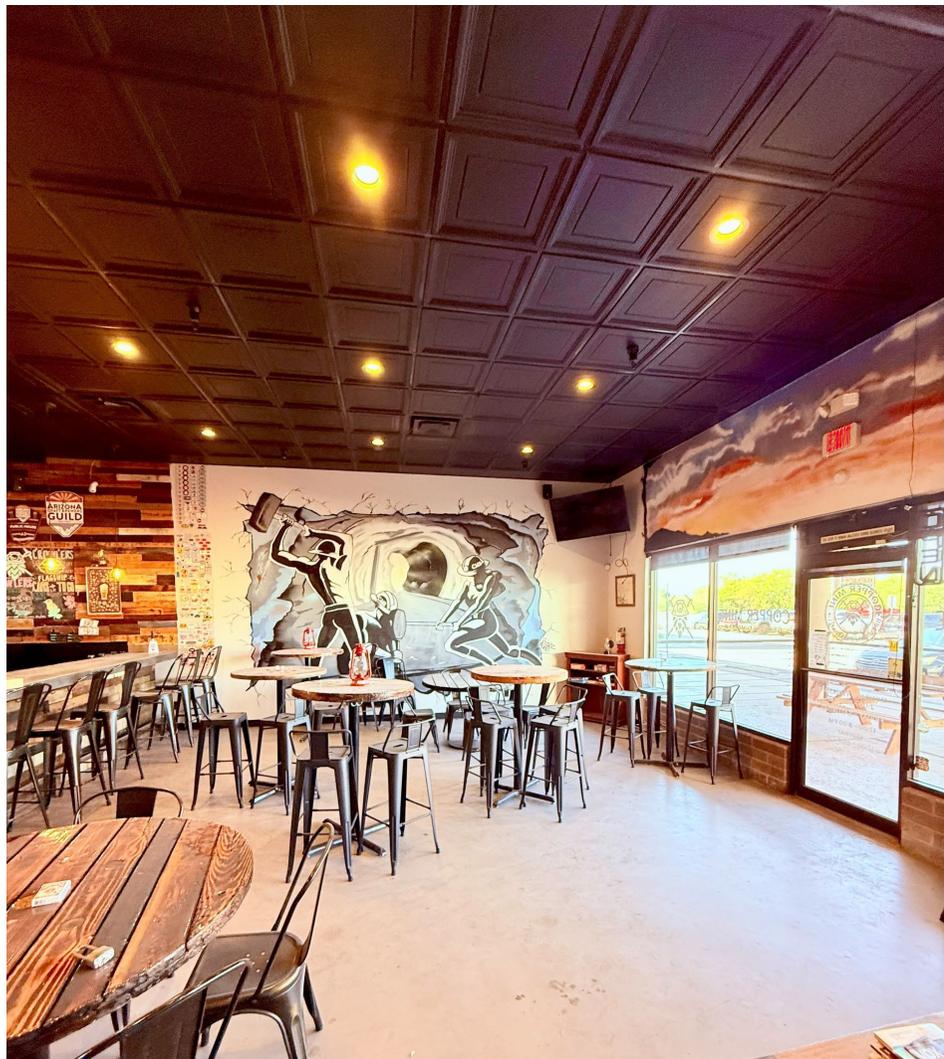
Suite	Type	Size SF	Office SF	Whse SF	Rent/SF	Improvements
135	Lease	1,815	907.50	907.50	\$1.00/SF/Mo, MG (Brewery equipment is not included in the lease rate and will be handled outside of the Lease via a Bill of Sale)	Retail/store front/restroom/warehouse use/plug and play brewery
139	Lease	1,815			\$1.00/SF/Mo, MG	Store front/ industrial/ warehouse

3455 S Palo Verde Rd – Suite 135 | Plug & Play Brewery Space

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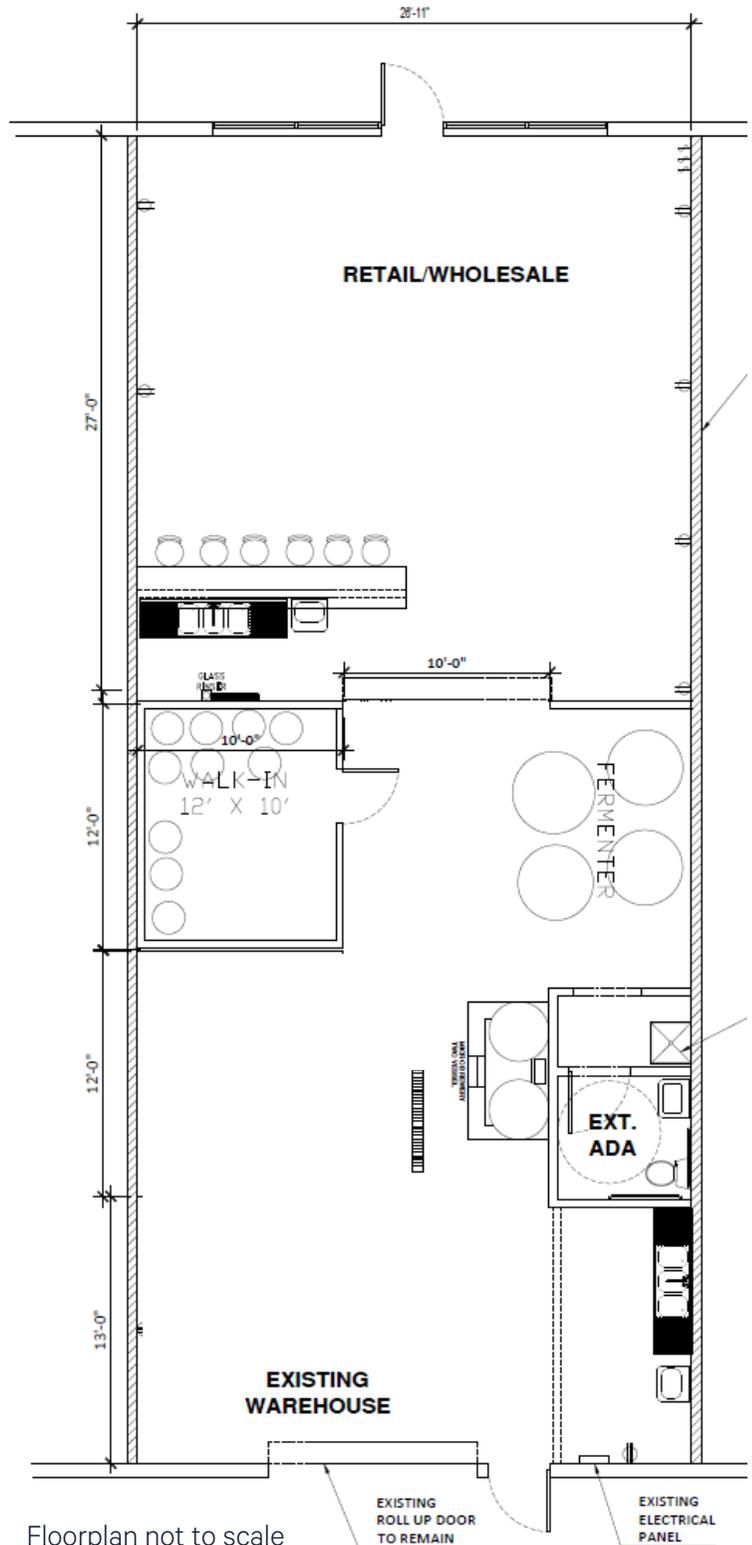
## Property Photos



Tucson, AZ 85713

## Brewery Inventory List:

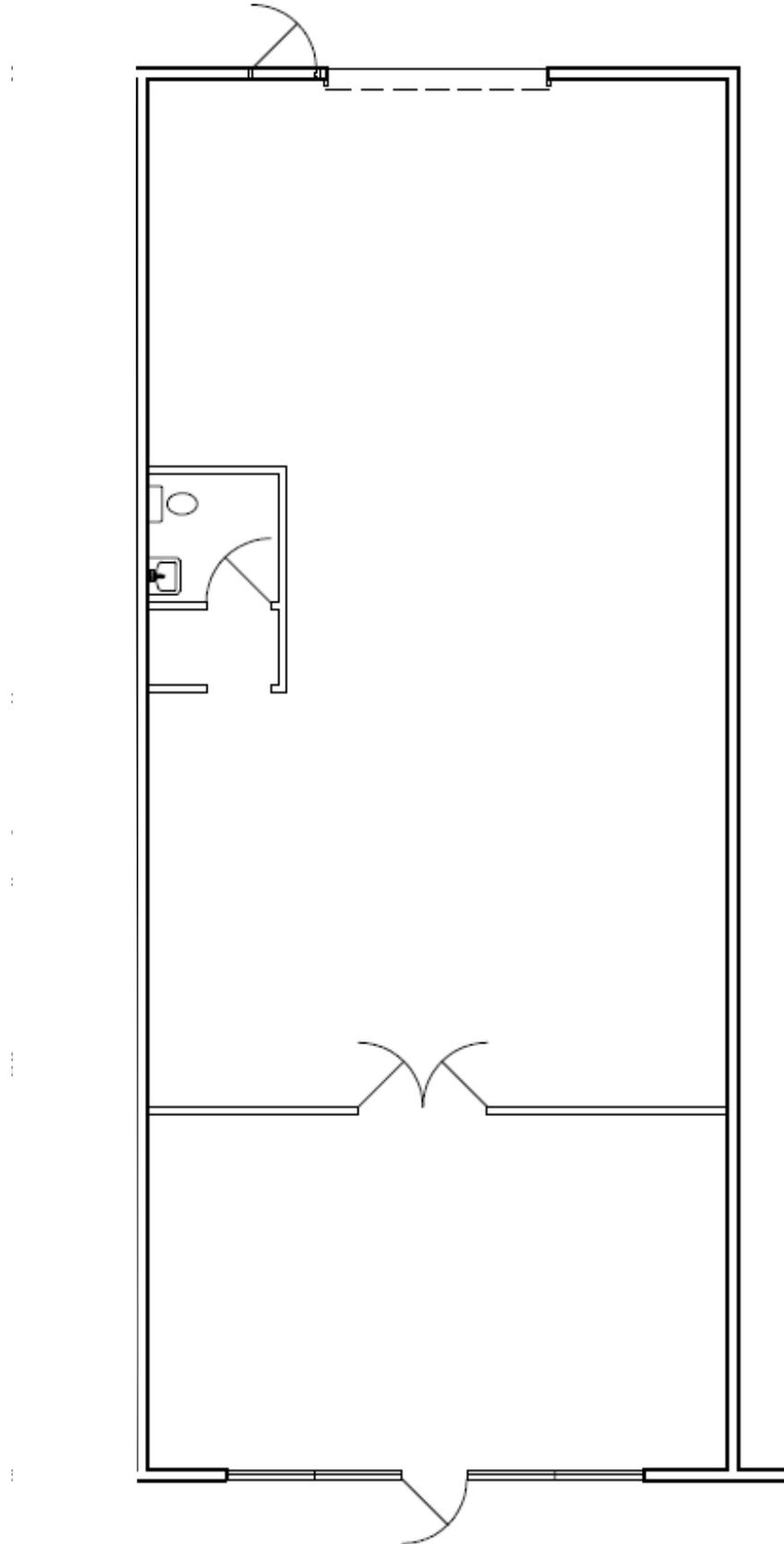
- 2 to 4 bbl Colorado Brew Systems brew house
- 4x4 bbl Colorado Brew Systems jacketed fermenters
- 1x4 bbl Colorado Systems jacketed brite tank
- 2x8 bbl Colorado Brew Systems jacketed fermenters
- 1x8 bbl Colorado Brew Systems jacketed brite tank
- 10 hp glycol chiller
- CPC systems brew pump
- 4 bbl Plate chiller
- Colorado Brew Systems fermentation control system
- 10x10 walk in cooler
- 4 bbl serving tank
- Takagi tankless water heater for brew house
- Colorado Brew Systems dual head keg washer
- Canno dual head canner
- 2x4 ft brew hose
- 1x16 ft brew hose
- Brewery fittings and clamps
- 14 tap system
- 1 large 3 well sink
- 1 bar well sink
- 2 hand wash sinks
- 4 high top tables
- 4 large low top tables
- Bar stools
- Table chairs
- Shuffleboard table
- 4 TVS
- 3 picnic tables
- 2 large grain racks
- 2 bbl built grain mill
- 20x1/2 bbl kegs
- 201/4 bbl kegs



3455 S Palo Verde Rd – Suite 139 | Floor Plan

Tucson, AZ 85713

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Floorplan not to scale



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## Contact Us

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