



±25,795 - ±113,920 SF
Warehouse / Manufacturing Space
Lease Rate: \$0.45/SF NNN

Property Details

Available	±113,920 SF (divisible) ±25,795 SF, ±36,145 SF, ±50,000 SF (Demising options shown are flexible)
Lot Size	±5.96 AC
Tax Parcel No.	132-16-639A
Zoning	I-1, City of Tucson
Office & Restrooms	2 office and restroom cores, 1 on each end.
Loading	27 docks, 6 drive-in
Power	Two (2) 480V services, 1 with 900 amps and 1 with 1,300 amps
Parking	±147 open and accessible surface stalls
Construction	Concrete tilt
Year Built	1985
Comments	Available immediately. The building was previously occupied by FedEx Ground, which had been in the building since 1988.

*Triple nets: \$0.138/SF



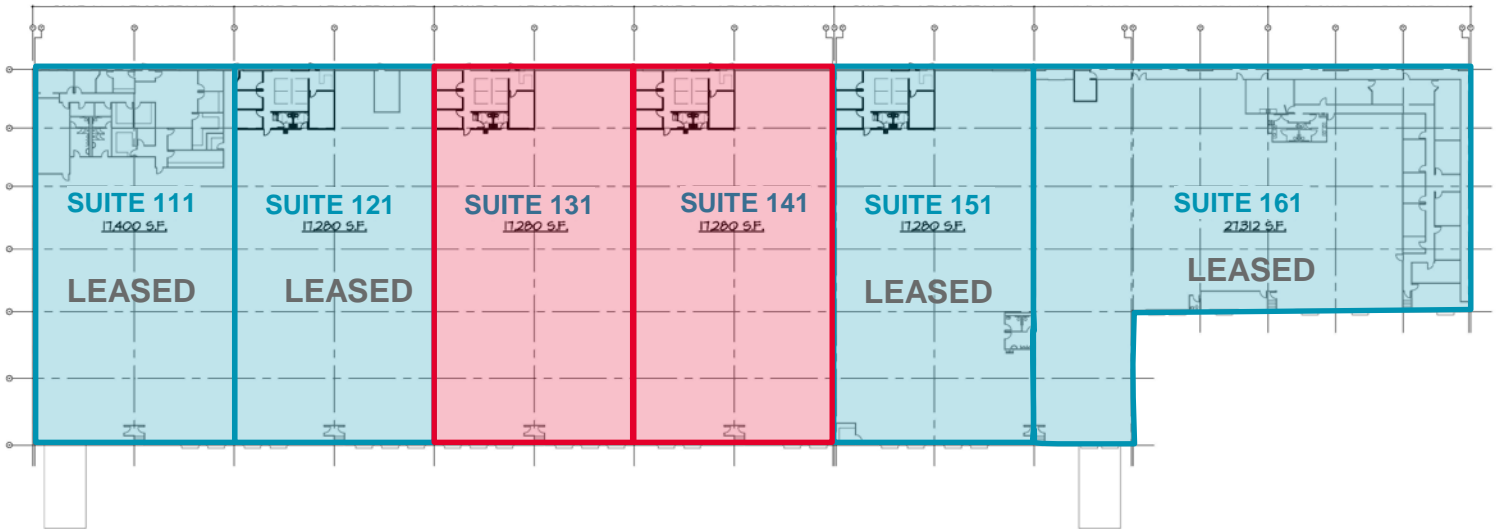
For more information, please contact:

Brandon Rodgers, SIOR, CCIM
Principal, Industrial Properties
+1 520 546 2714
brodgers@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Floor Plan

INDUSTRIAL



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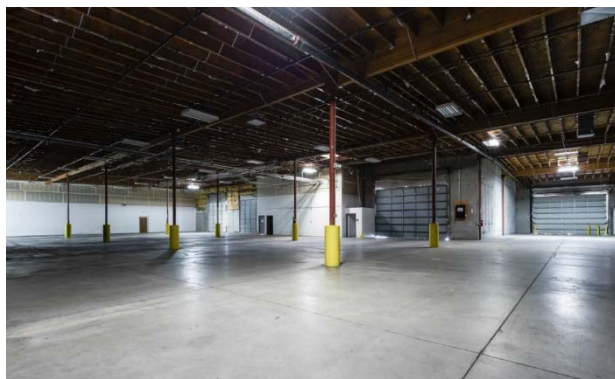
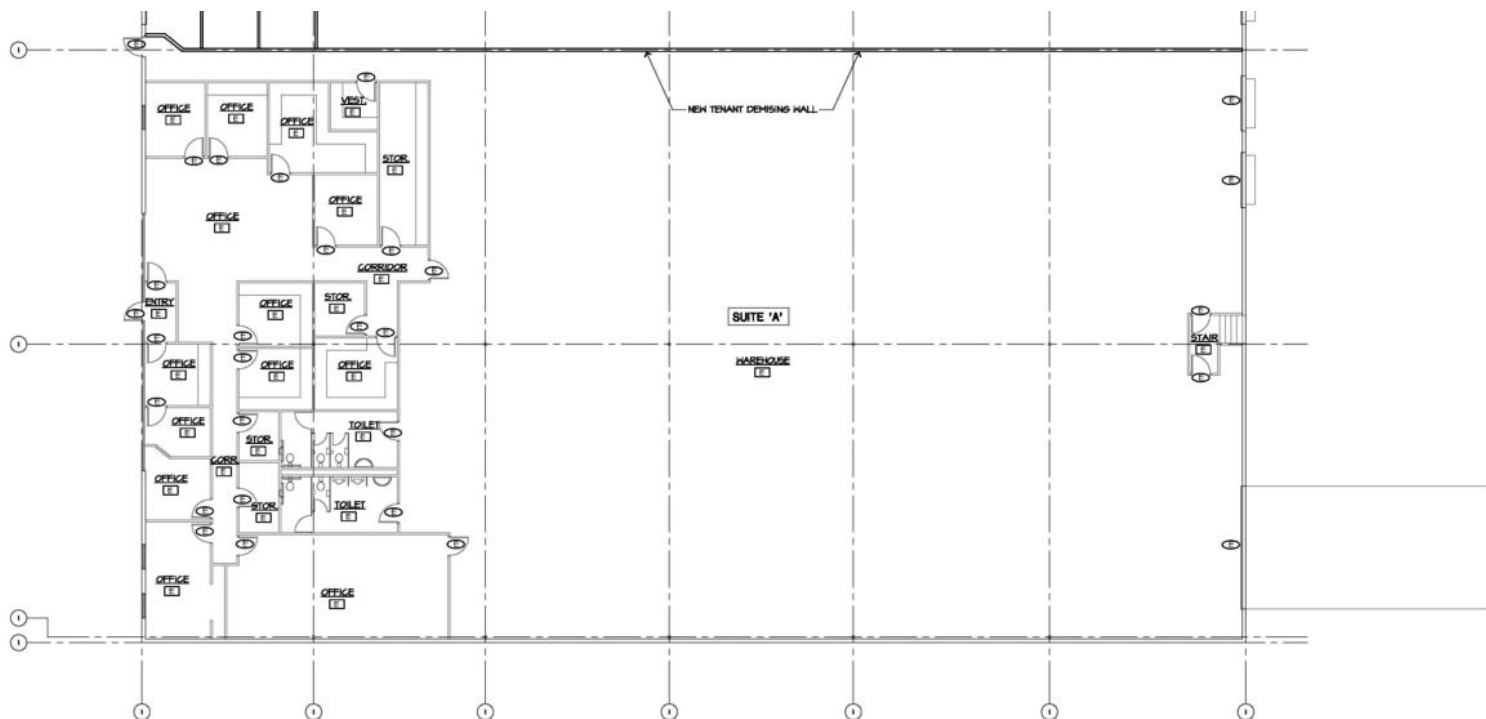
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Floor Plan

Suite 111 – 17,400 SF

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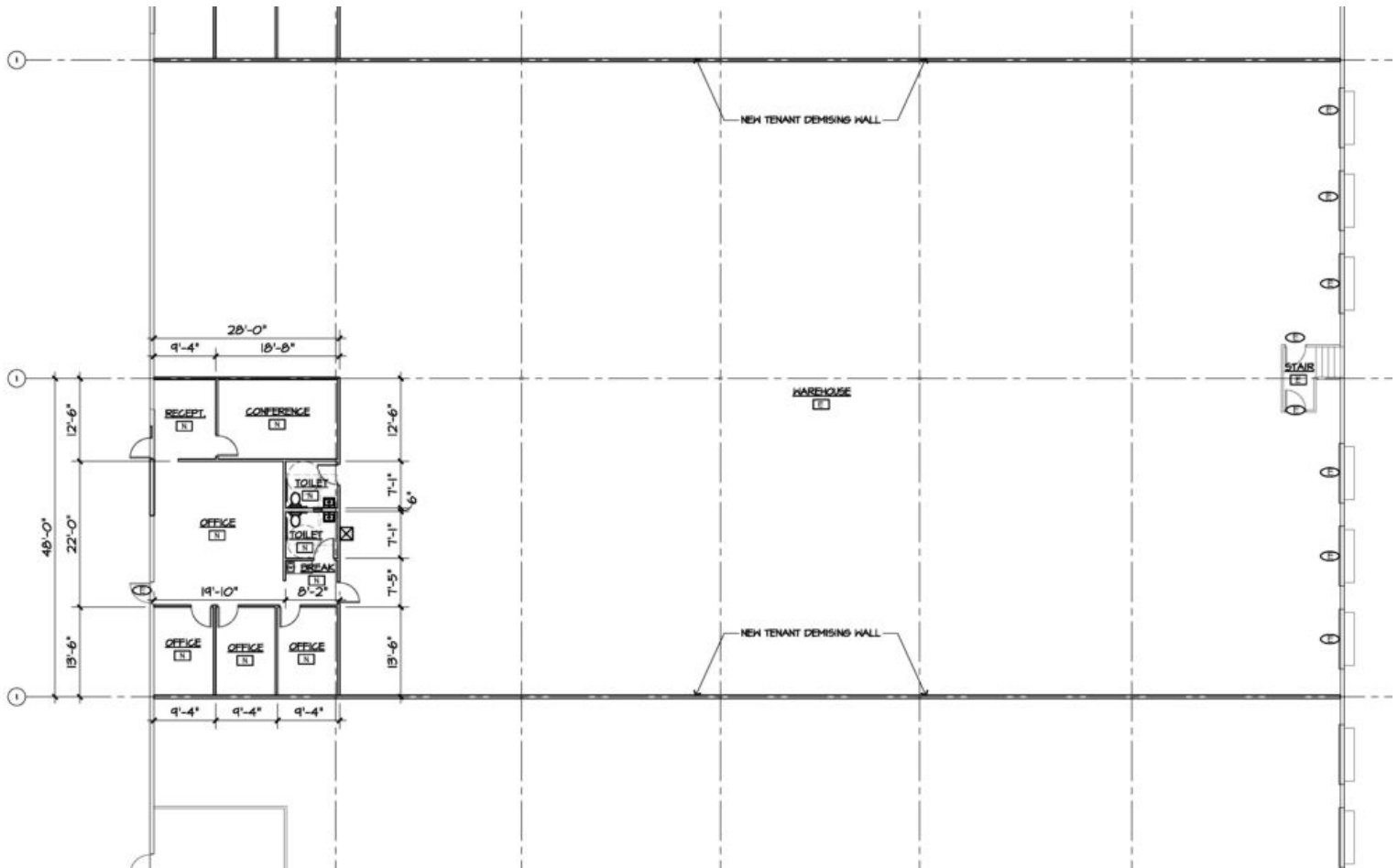
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Floor Plan

Suite 121-151 – 17,280 SF each

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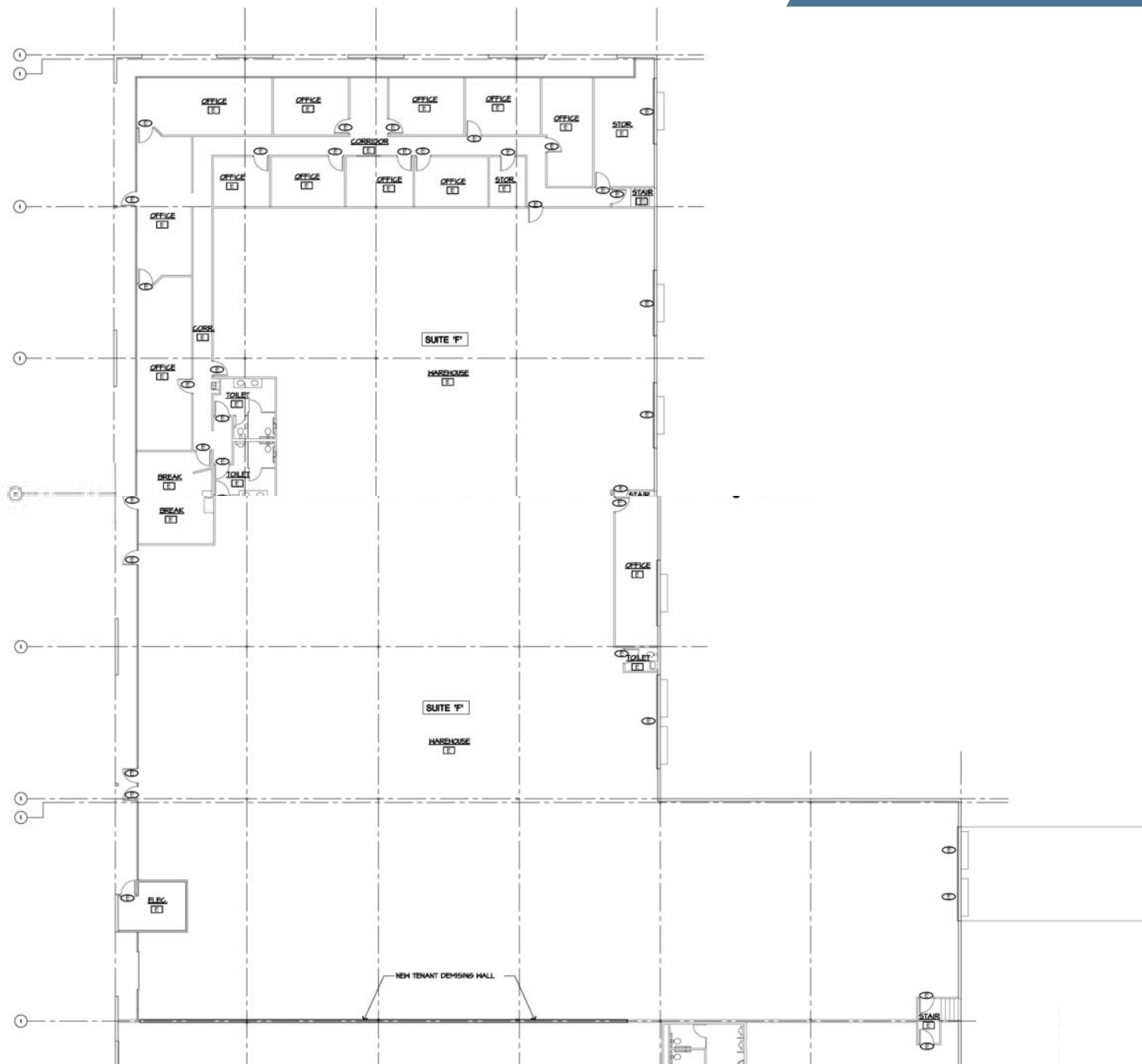
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Floor Plan
Suite 161 – 27,312 SF

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