

INDUSTRIAL



Property Highlights

- Functional office includes break area, two restrooms, and vault
- Great logistics or distribution building
- Clear height: 28'-30'
- Gas available at building
- Sprinklered
- Fully fenced yard
- Roof is 3-5 years old
- Skylights and fluorescent & T5 lighting in warehouse
- Wire guide for narrow aisles/racking for order pickers
- Available August 1, 2019 (possibly sooner)

Property Details

Available	44,504 SF (2,130 SF Office)
Lease Rate	\$0.47/SF NNN
Sale Price	\$2,900,000
Tax Parcel No.	132-04-012Q
Zoning	CI-2, Pima County
Power	800 amps, 208V, 3-phase electrical service
Loading	2 docks – regular height 1 dock for box trucks 2 dock levelers *Room for additional docks on the west side
HVAC	A/C in office; evap in warehouse
Year Built	1993



For more information, please contact:

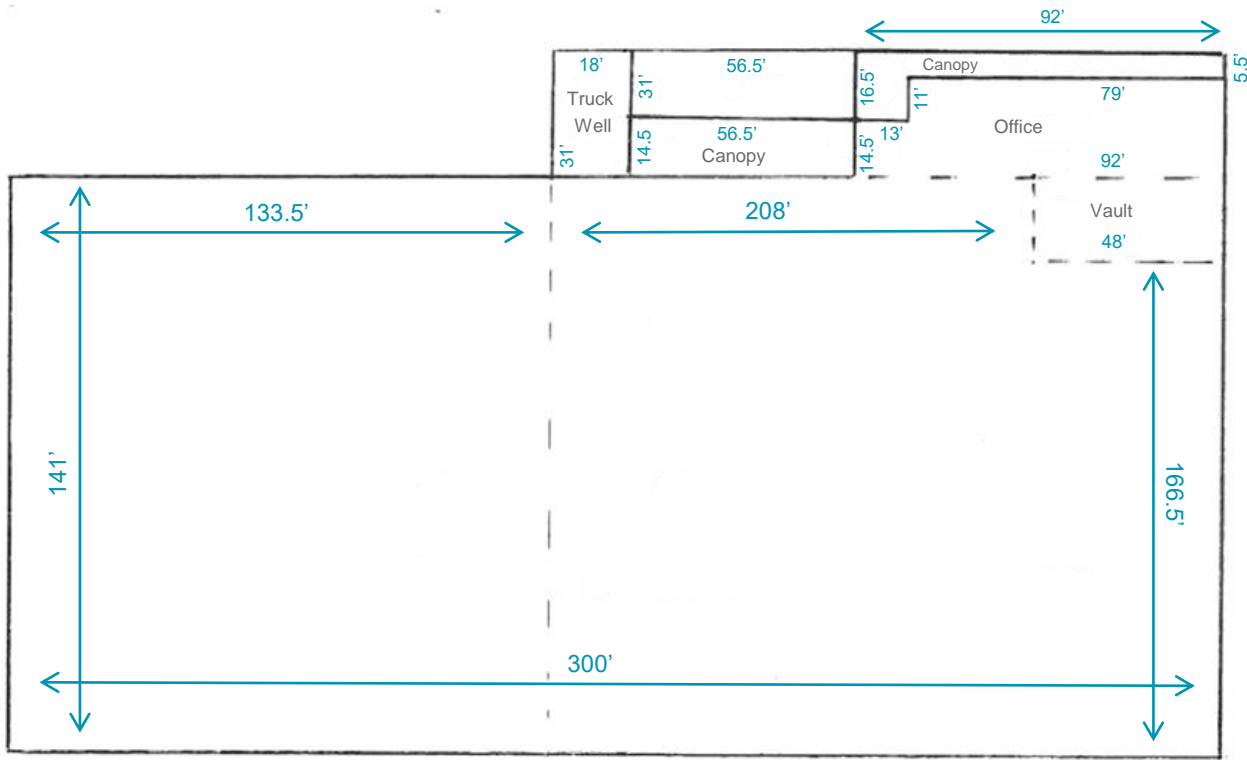
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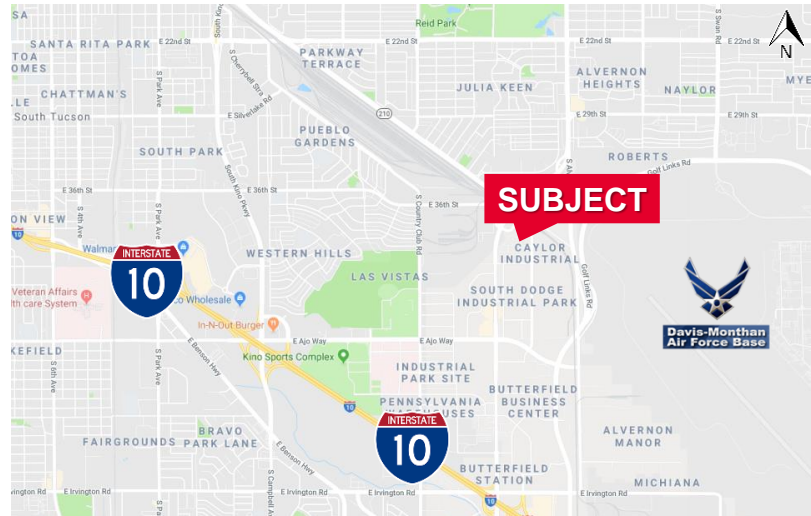
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Floor Plan

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*NOT TO SCALE



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