



INDUSTRIAL WITH YARD

Building	Square Feet	\$/SF/MO*	Base Rent/MO*
3421	7,150 SF	\$0.48	\$3,432
3435	8,157 SF	\$0.48	\$3,915

*Pima County rental tax (0.5%), own utilities and CAM fee of \$100/mo. on top

Property Highlights

- Natural gas & space heaters
- Plumbed for compression-air
- 400 amp; 3 phase
- Skylight upgrade
- LED lighting upgrade
- Yard space included!



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AERIAL & INTERIOR PHOTOS

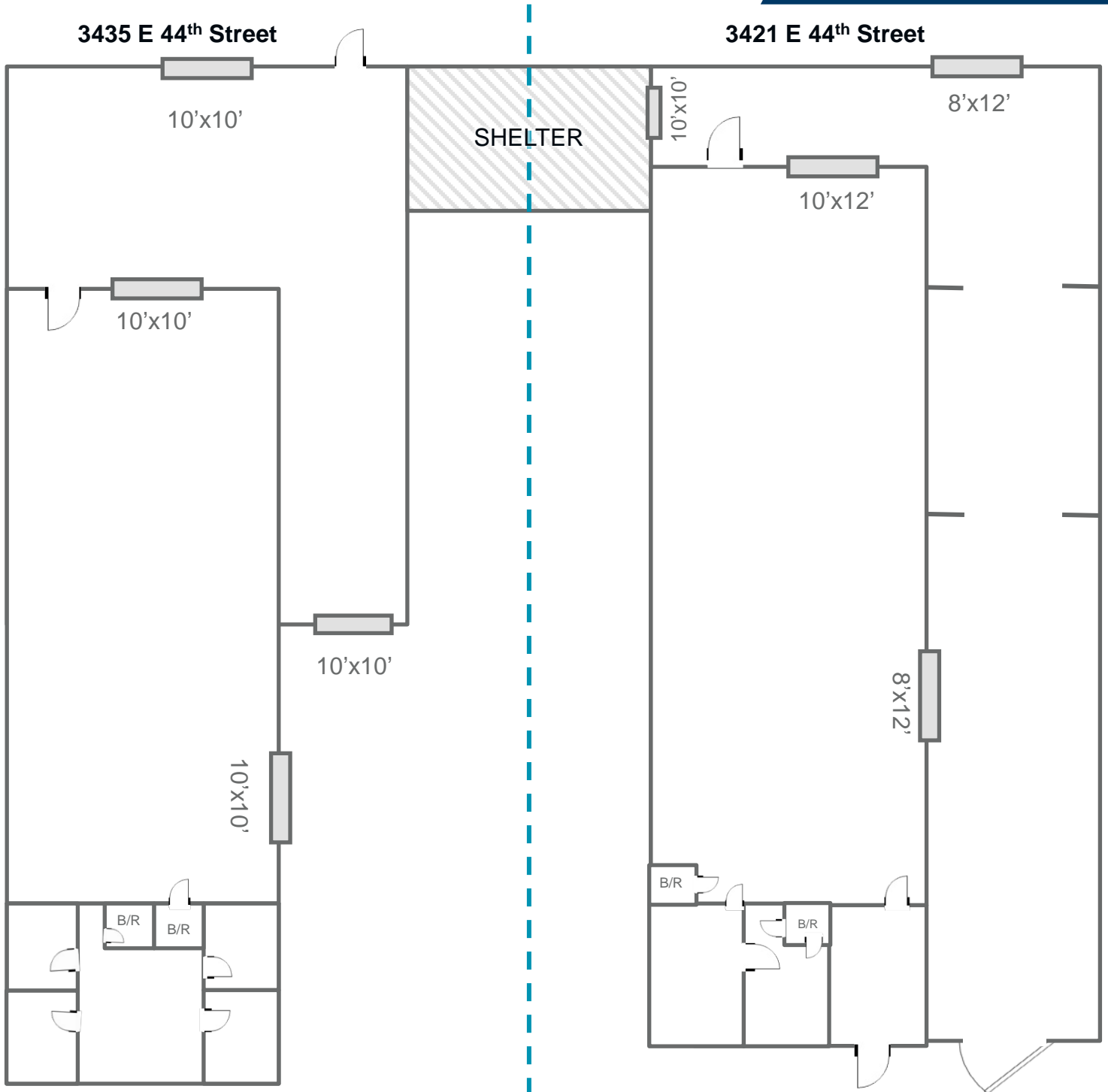


Office



Interior Warehouse

FLOOR PLAN



*Not to scale, all measurements approximate