

**INDUSTRIAL / FLEX SPACE**


### Property Features

- Great central opportunity close to the University of Arizona, downtown, and Interstate 10
- Functional warehouse configurations
- Grade level loading for warehouse
- Property neighbors: Cat Tran Park/Ride Lot #9008
- I-1 zoning
- 12' clear heights

245 S Plumer	Size	Rent/SF/Month	Rent/Month	Notes
Suite 7	1,200 SF	\$1.18 MG	\$1,416	±60% office / ±40% warehouse <i>Available now</i>
Suite 25	1,200 SF	\$1.18 MG	\$1,416	±70% office / ±30% warehouse <i>Available May 2025</i>
Suite 29	1,200 SF	\$1.18 MG	\$1,416	±65% office / ±35% warehouse <i>Available June 2025</i>

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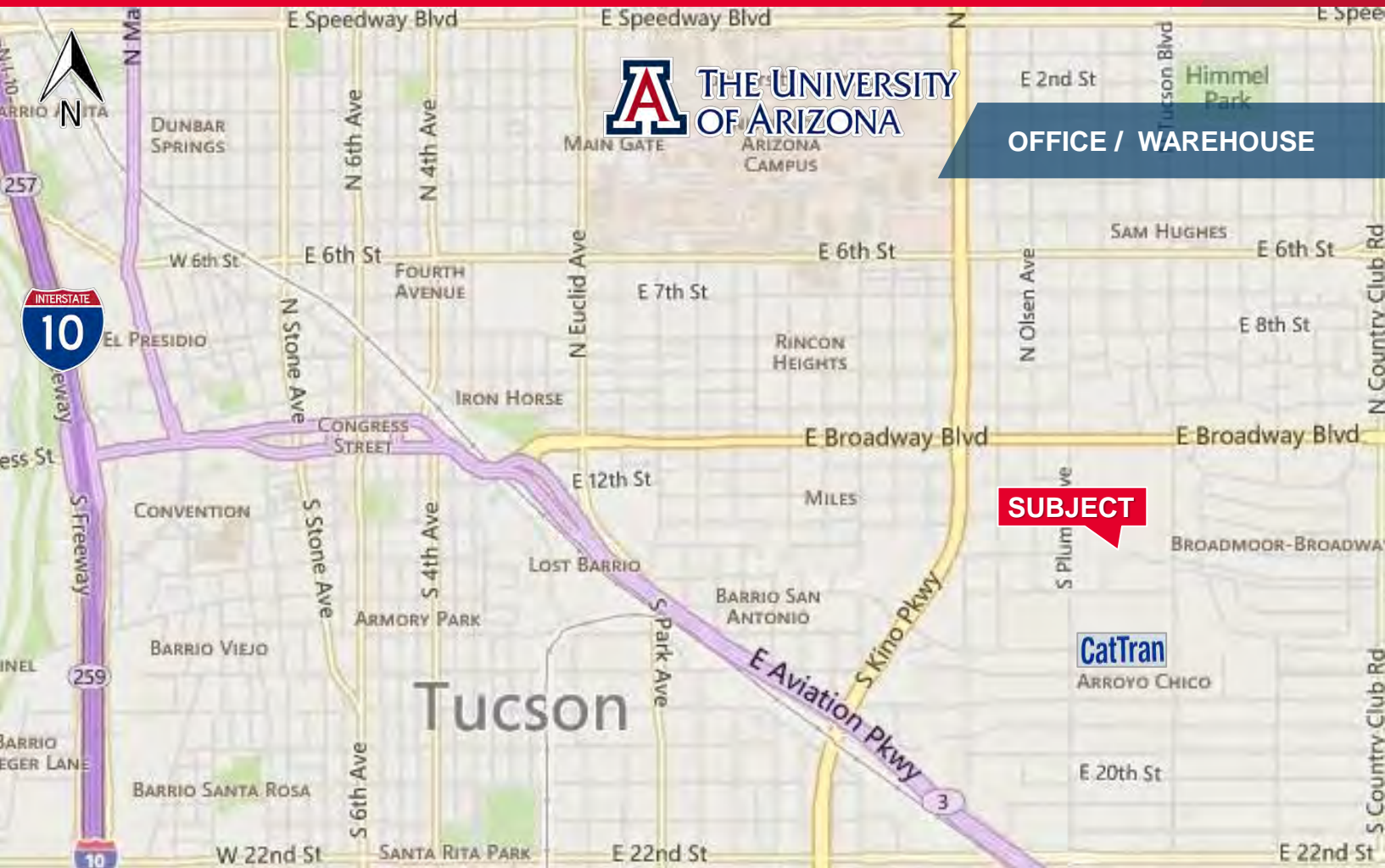
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4/22/2025



**OFFICE / WAREHOUSE**

**SUBJECT**



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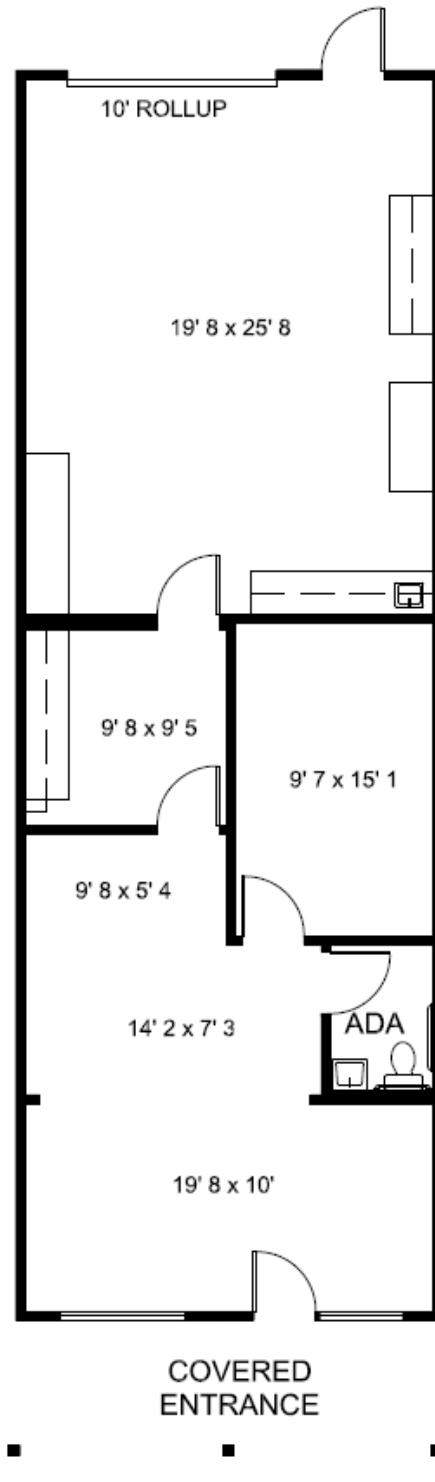
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4/22/2025

**Floor Plan**

**Suite 7 – 1,200 SF**

**OFFICE / WAREHOUSE**



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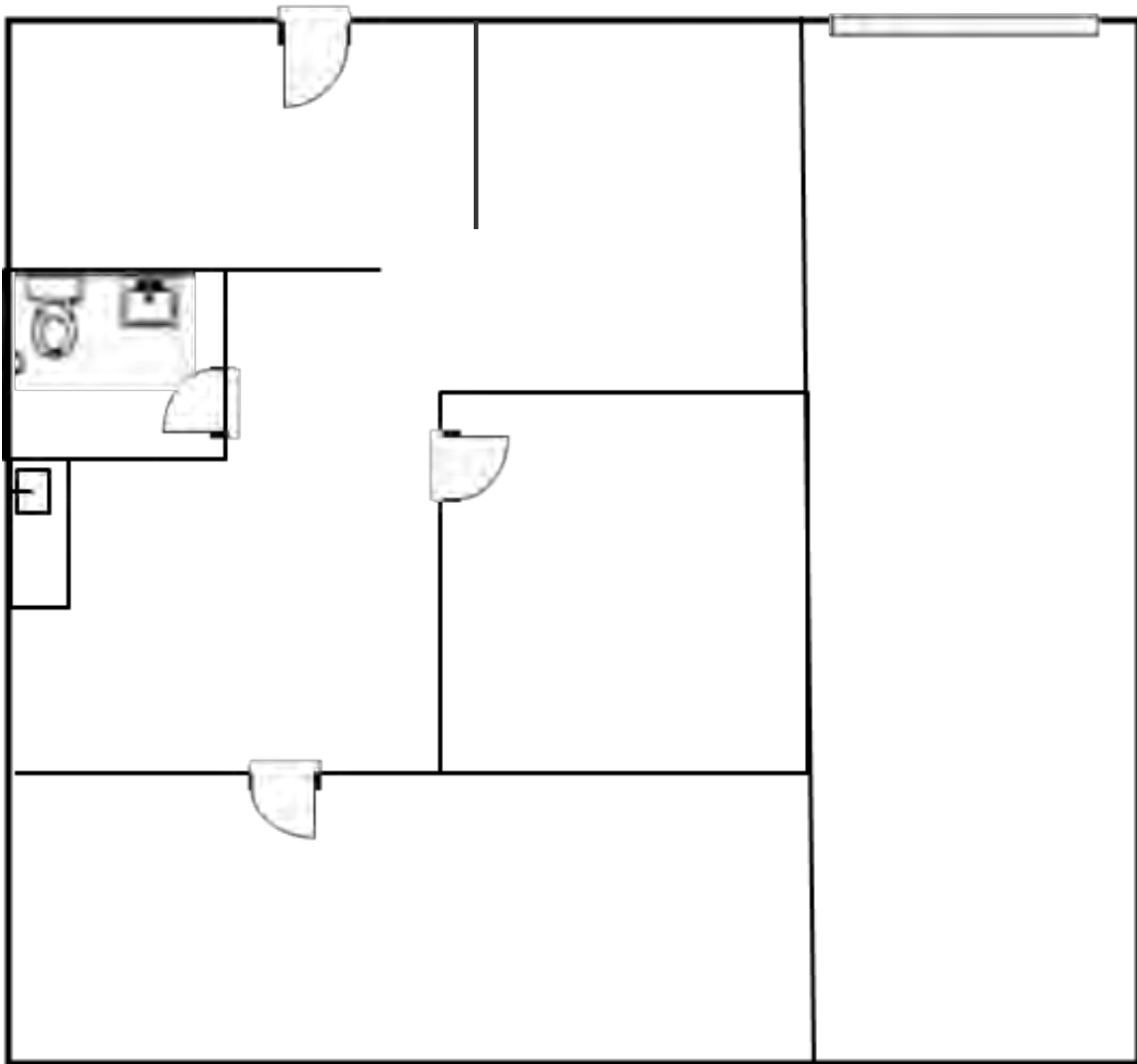
4/22/2025



Floor Plan

Suite 25 – 1,200 SF

OFFICE / WAREHOUSE



Floor Plan

Suite 29 - 1,200 SF

OFFICE / WAREHOUSE

