



FOR LEASE

±5,150 TO ±10,325 SF SUITES AVAILABLE STORAGE YARD ALSO AVAILABLE

Key Features

- Zoning: CI-2 (General Industrial Zone) Pima County
- Clear Ceiling Height: 18'
- Fire suppression system
- Located within 1.5 miles of Interstate 10, and within one mile of the Barraza-Aviation Parkway (SR 210 – Tucson's only dedicated crosstown expressway)

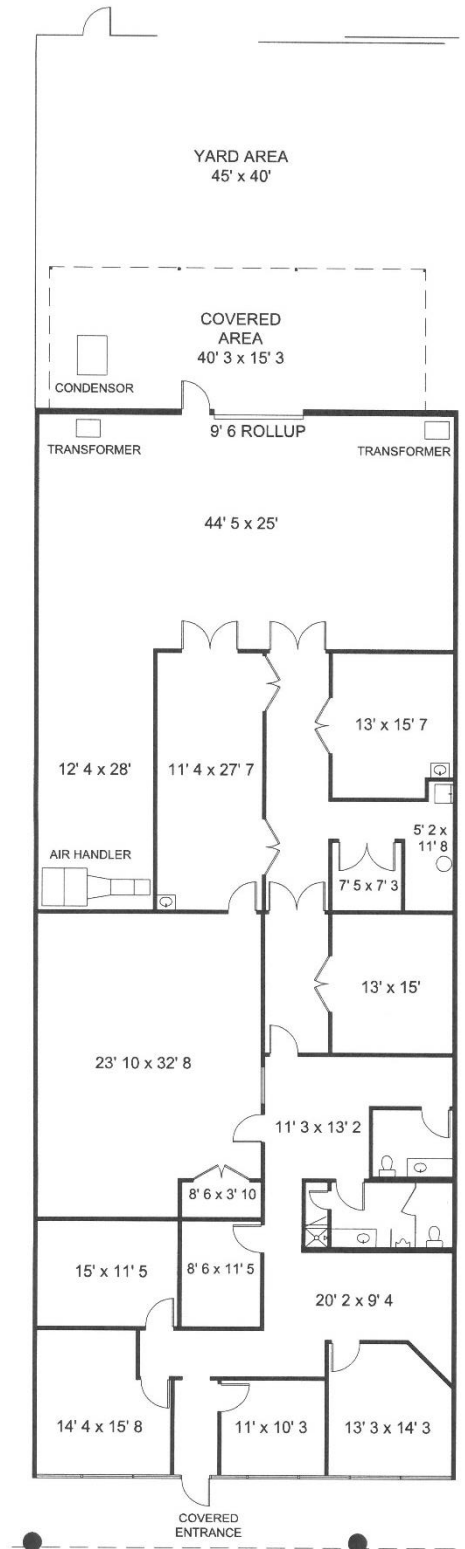
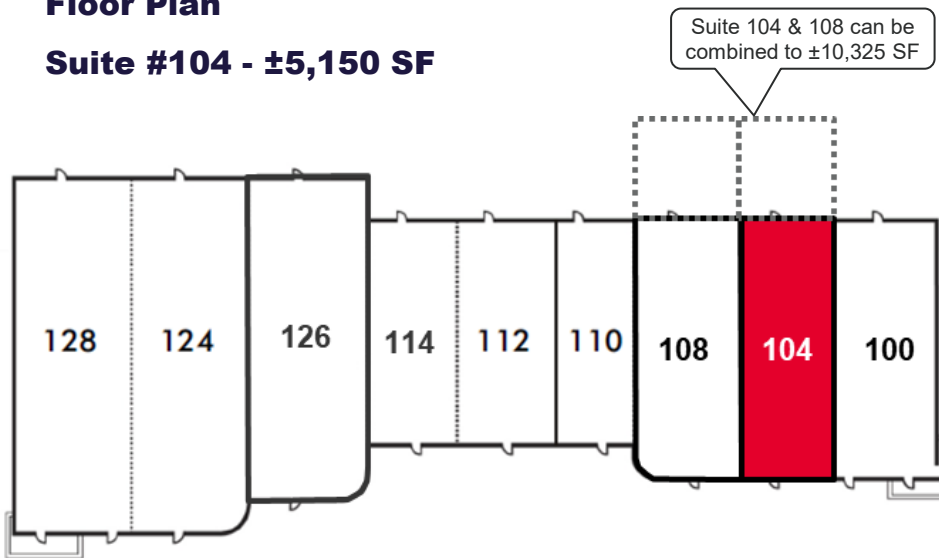
Suite	Size	Lease Rate	Buildout	Loading	Power
104	±5,150 SF	\$0.80/SF/Mo MG	Office/R&D/Lab (100% Air Conditioned)	One (1) 10' X 12' Grade Level Door	1,200-amp 120V/208V & 277/480V 3-Phase Power
108	±5,175 SF	\$0.75/SF/Mo MG	50% Office, 50% Warehouse	One (1) 10' X 12' Grade Level Door	400-amp 120V/208V & 277/480V 3-Phase Power
104 & 108	±10,325 SF	\$0.70/SF/Mo MG	(Combined)	(Combined)	(Combined)
Storage Yard	0.2 Acres (9,000± SF)	\$675/Mo	Fenced / Lighted / Electricity	Has 40' Container Available For Use	120V Power

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Floor Plan

Suite #104 - ±5,150 SF



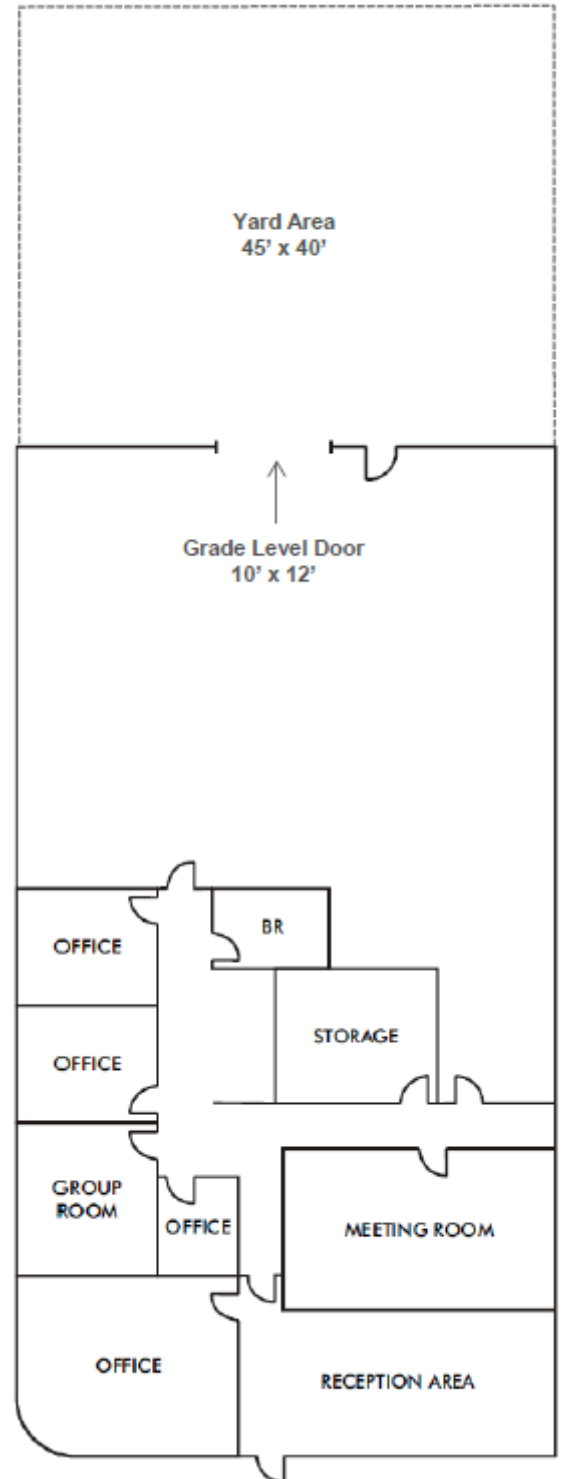
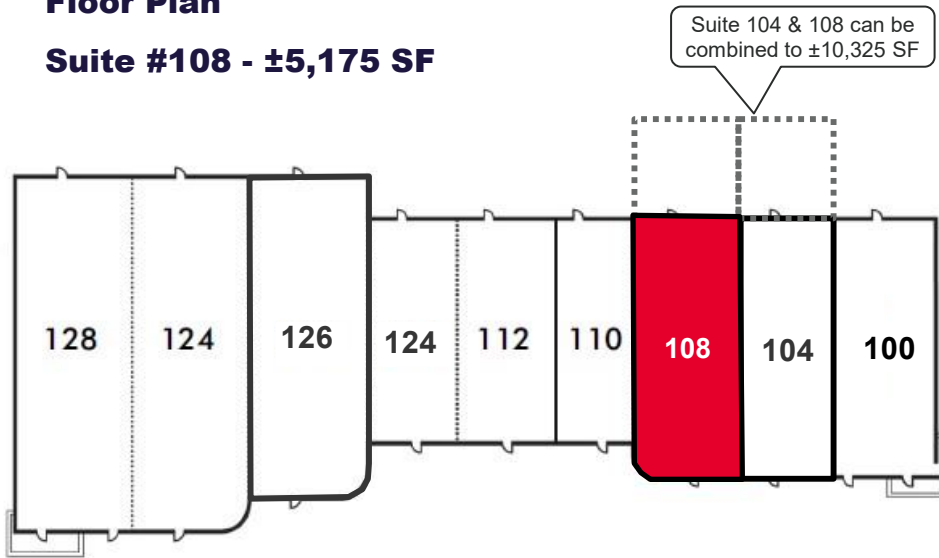
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Floor Plan

Suite #108 - ±5,175 SF



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Property Photos

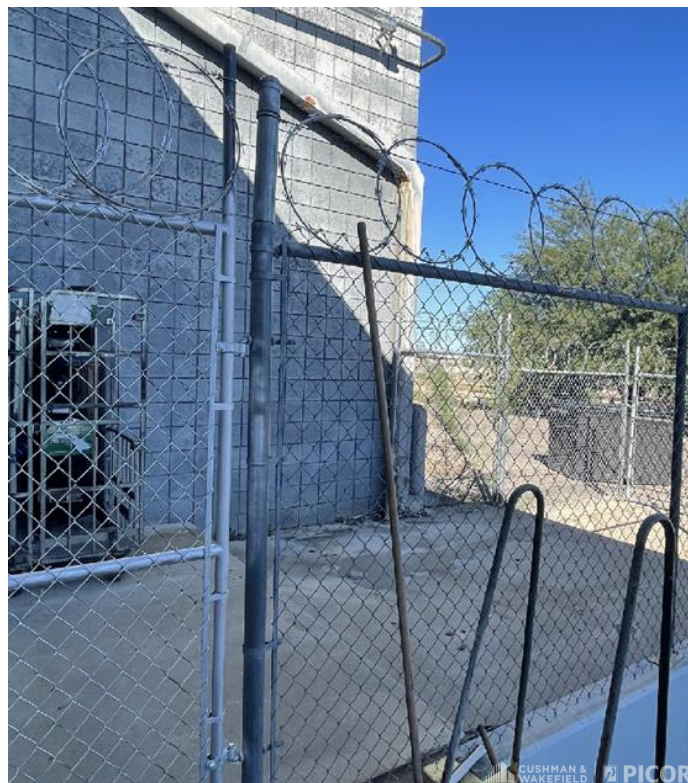


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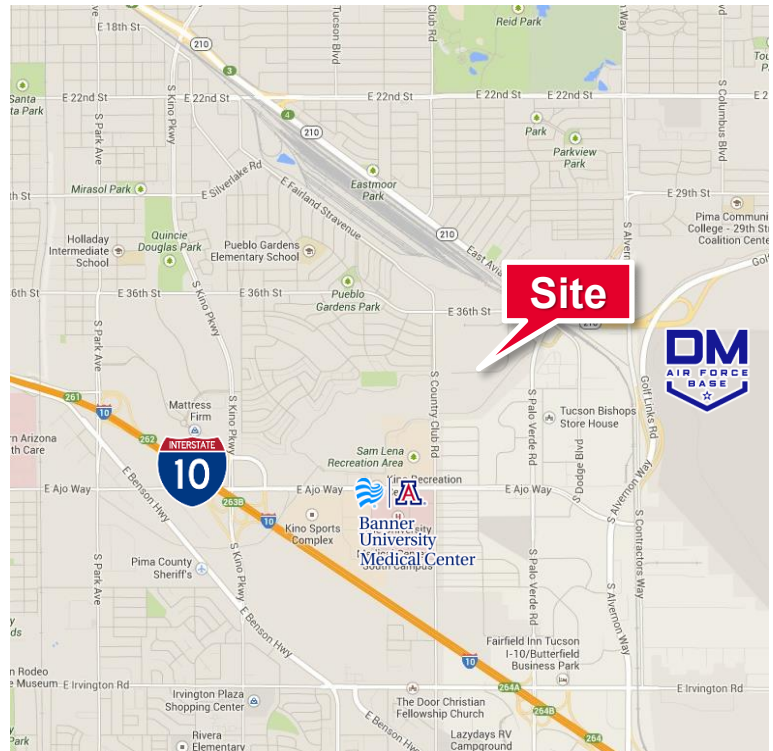
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Employment Map



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