

MULTI-TENANT INDUSTRIAL

Suite 102/103 – 11,406 SF
Lease Rate: \$8,555 (75¢ / SF) per month Gross
Property Details

Office Size	±25%
Ceiling Height	16'
Loading	4 Dock / 2 Grade
Power	120/240 Volt, 3 Phase
HVAC	AC (office) / EVAP (warehouse)
Sprinkler	Ordinary Hazard
Construction	Tilt-up
Year Built	1981
Lot Size	2.09 Acres (90,900 SF)
Zoning	I-1 (light Industrial)
Parking	1.44 : 1000

Property Highlights

- Grade & dock loading in each bay
- Business park setting
- Easy access to I-10, UofA, and Downtown Tucson
- Located in the Opportunity Zone

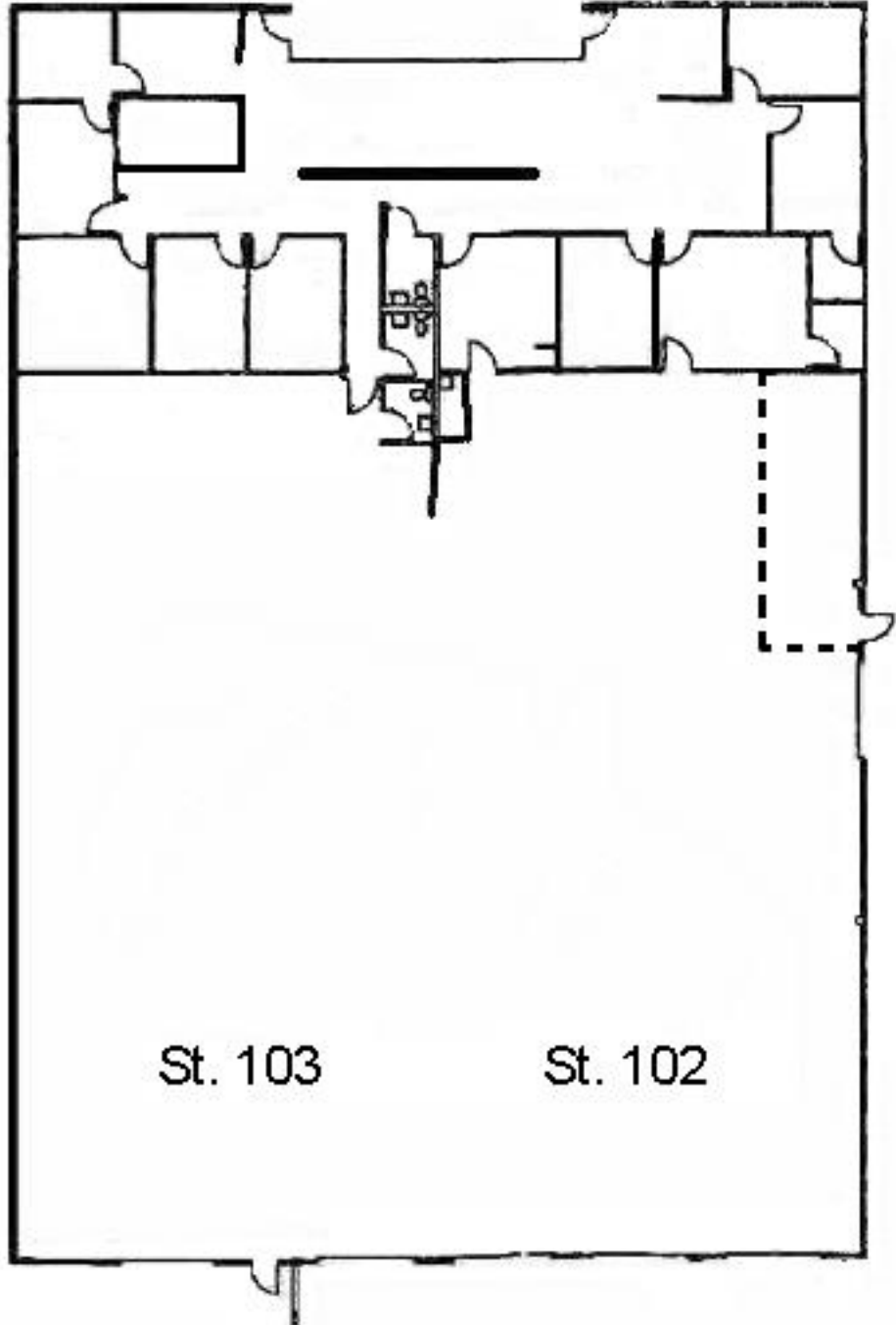


For more information, please contact:

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Floor Plan

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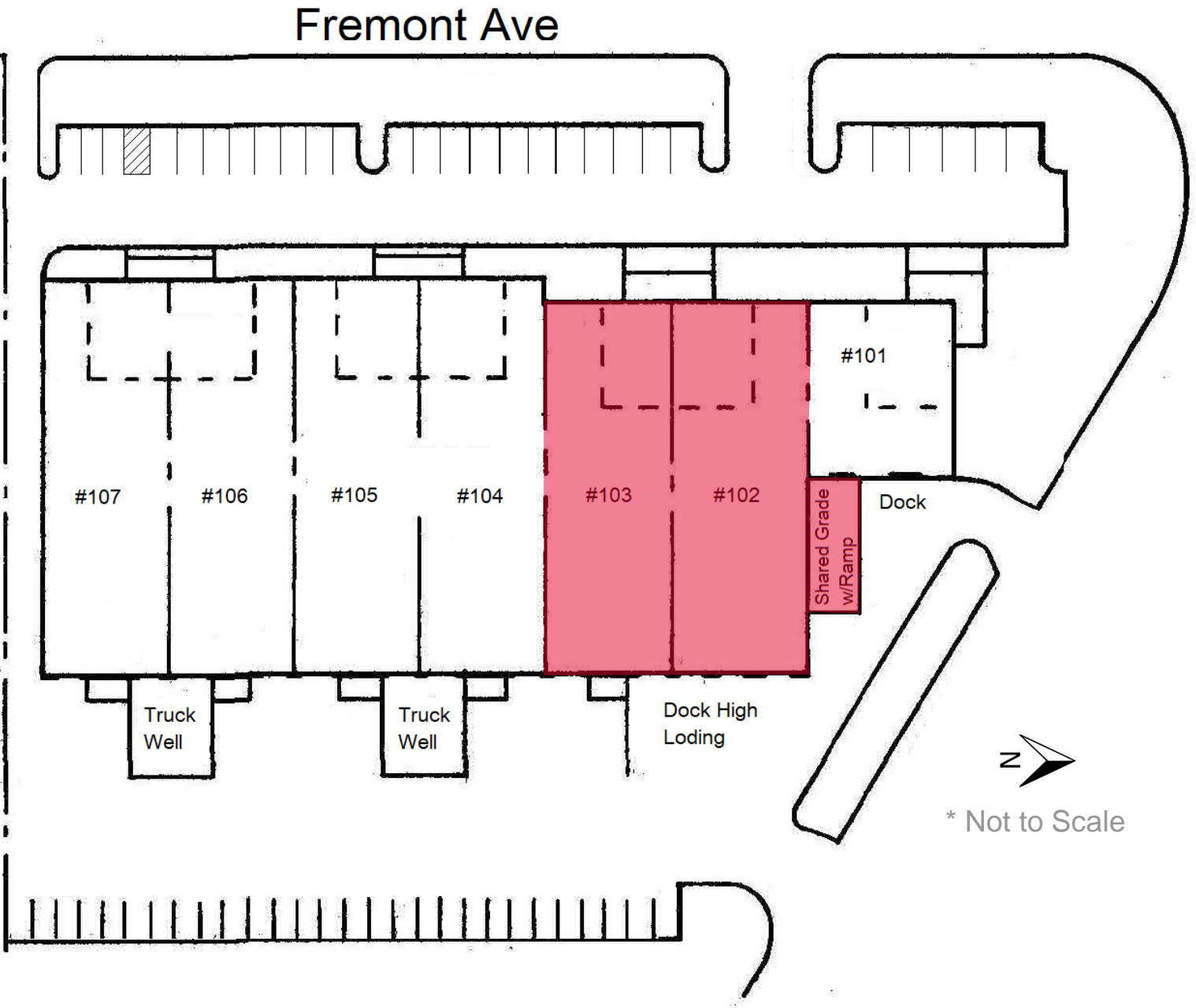
* Not to Scale

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Site Plan

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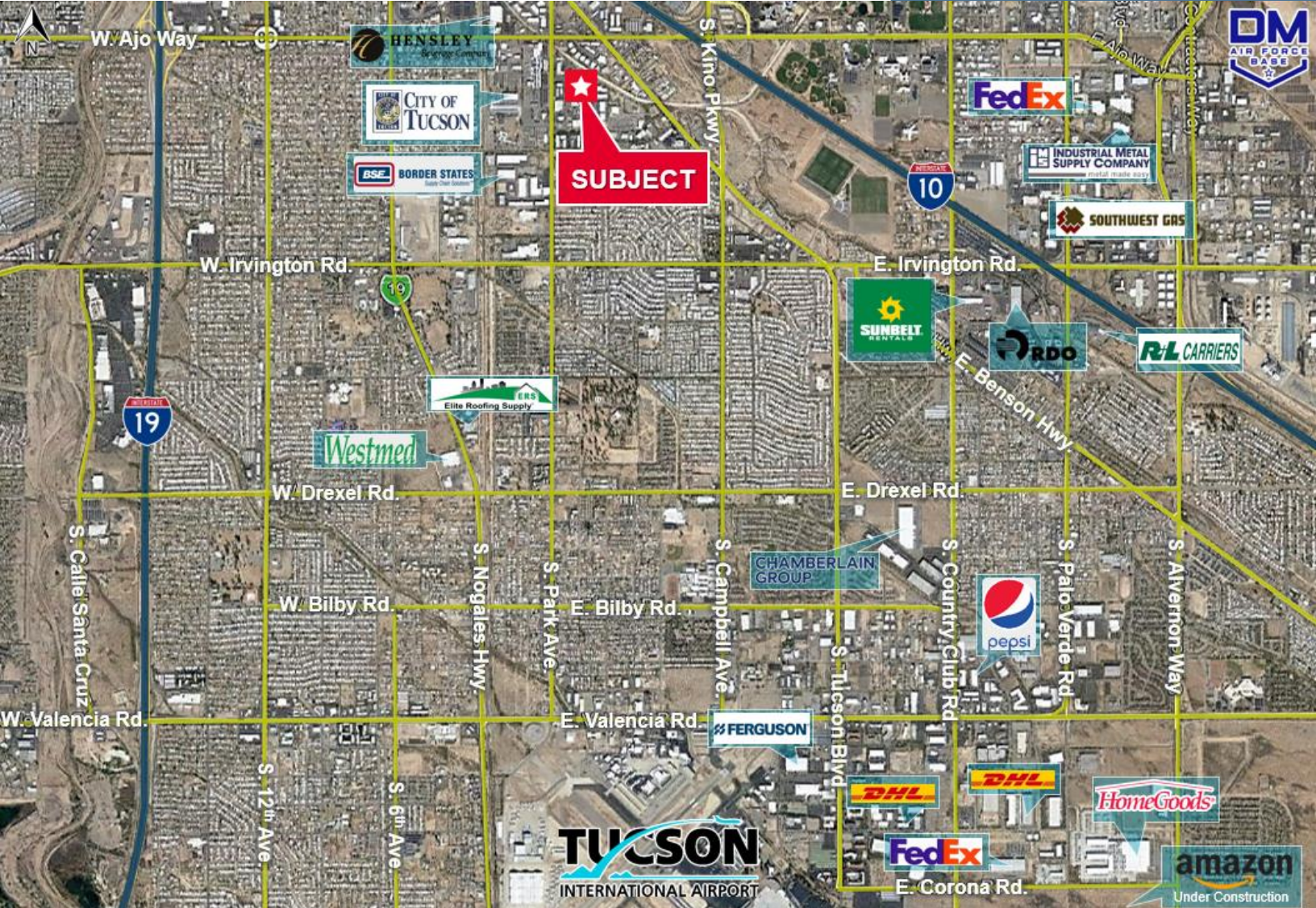


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Map & Zoning

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