

**NEW CONSTRUCTION — IMMEDIATELY AVAILABLE**



**81,050 SF**  
**Warehouse/Distribution Space**  
**Lease Rate: Call Listing Agent for Details**

**Property Highlights**

- Recently-completed new construction—portion of the Sam Levitz Distribution Center (Do Not Disturb Tenant)
- Directly adjacent to the Interstate 10/Prince Road interchange
- 38' clear height
- ESFR fire sprinkler system
- Shared use of adjacent trailer storage lot

**Property Details**

Available	81,050 SF
Office Area	595 SF Total + 170 SF Break Room Total Comprised of: 435 SF Mezzanine + 160 SF Ground Floor
Year Built	2023
Loading	Twelve (12) dock doors (with levelers and seals) One (1) grade door (ramped)
Power	600A 277/480V and 400A 120/208V 3 Phase Electrical Service
Clear Height	38'
Fire Sprinklers	ESFR
Zoning	I-1, Light Industrial, City of Tucson
NNN Charges (2023)	\$.13/SF/Mo.



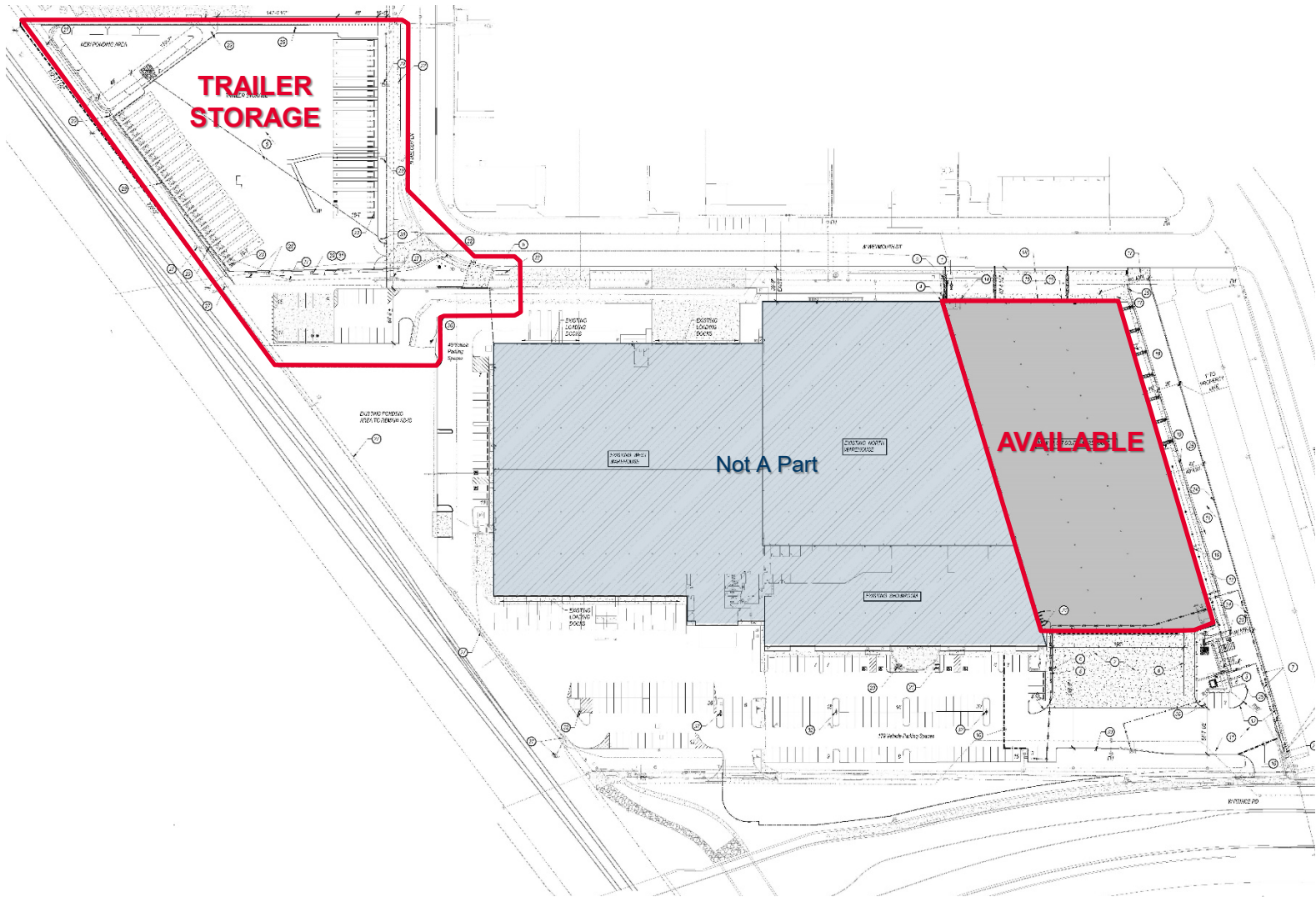
For more information, please contact:

**Greg Furrier, Principal**  
**Retail Properties**  
 +1 520 546 2735  
[gfurrier@picor.com](mailto:gfurrier@picor.com)

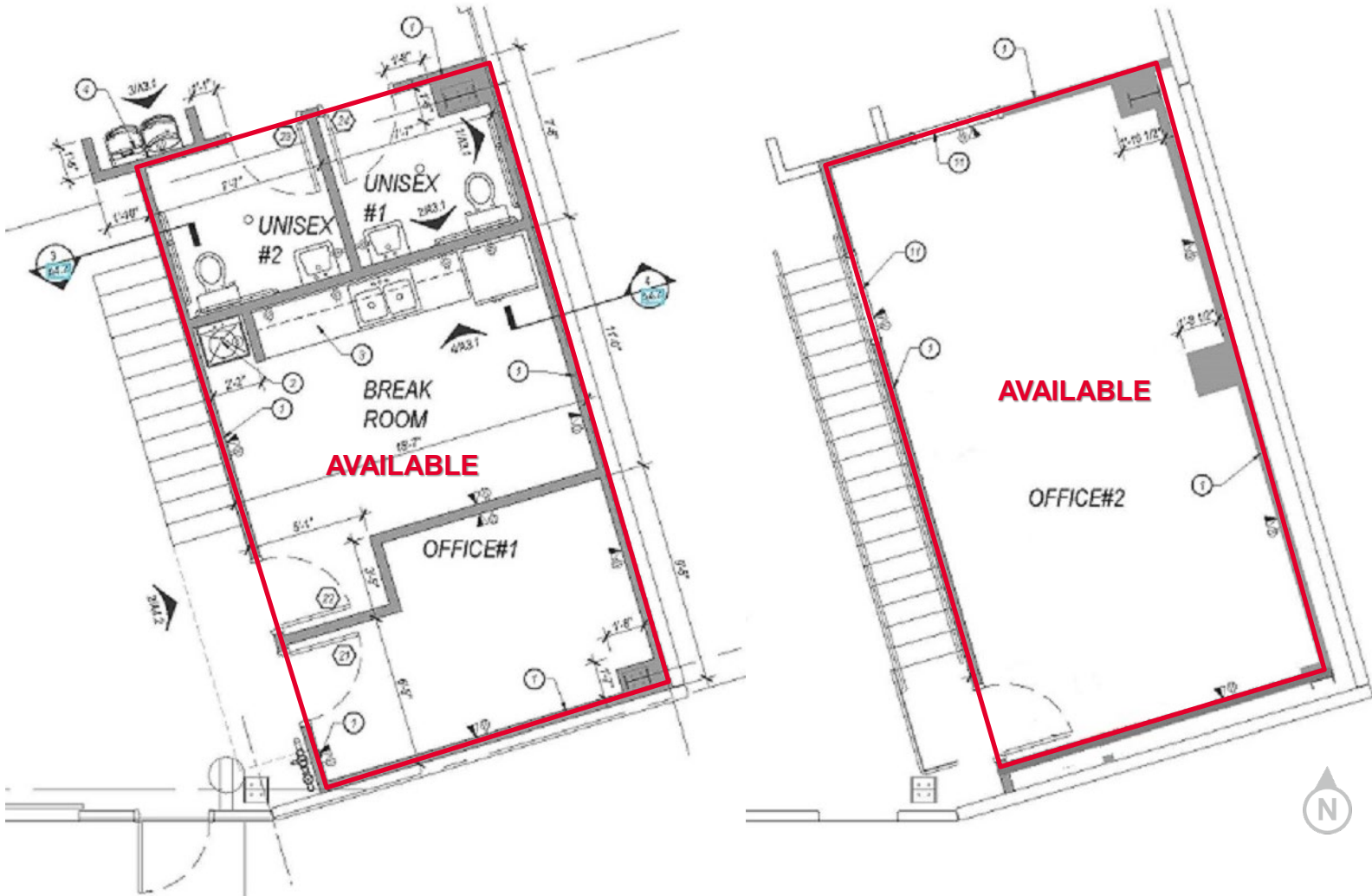
**Paul Hooker, SIOR**  
**Principal, Industrial Properties**  
 +1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
[picor.com](http://picor.com)

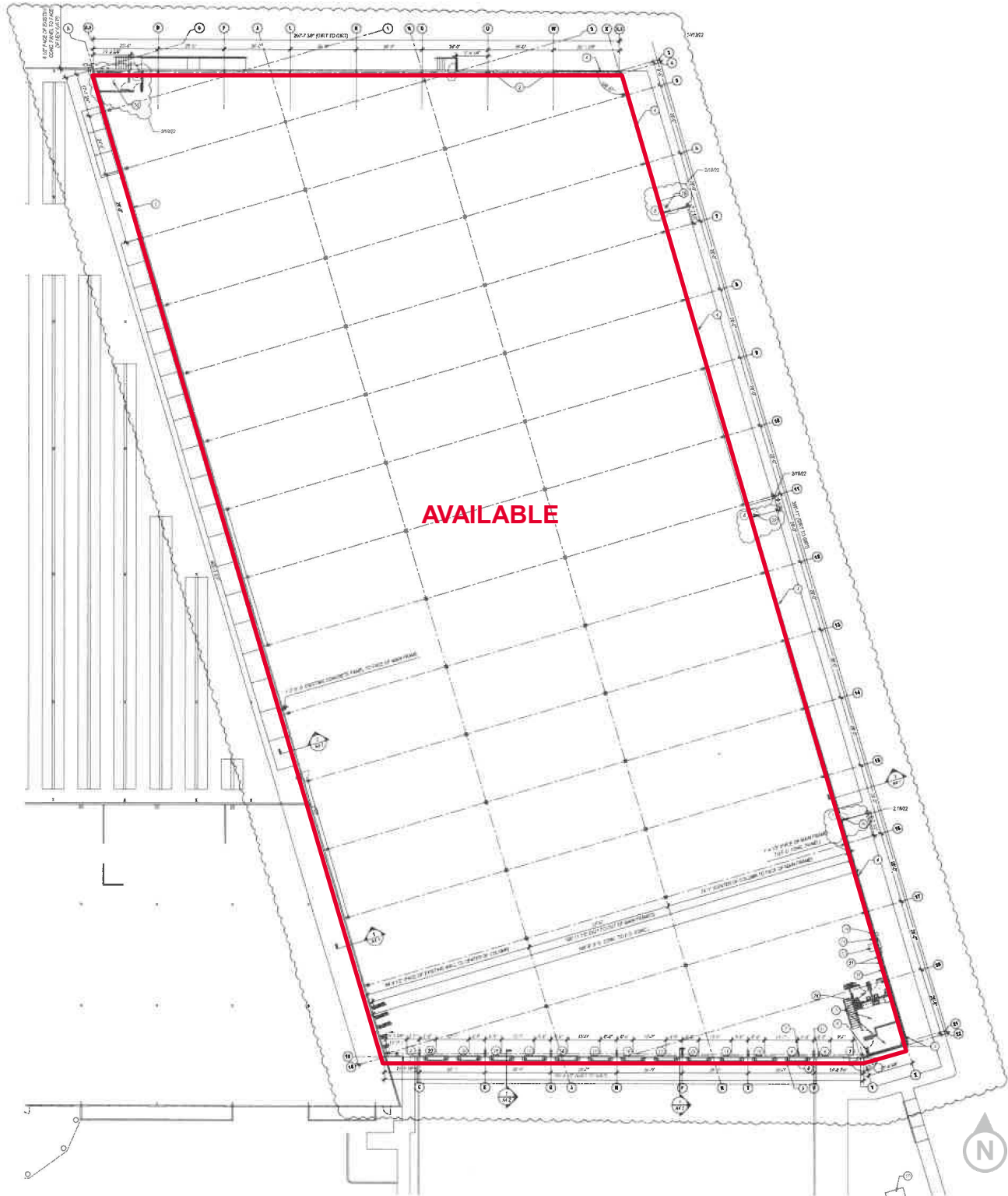
**Site Plan**



Office Floor Plan



**Warehouse Floor Plan**

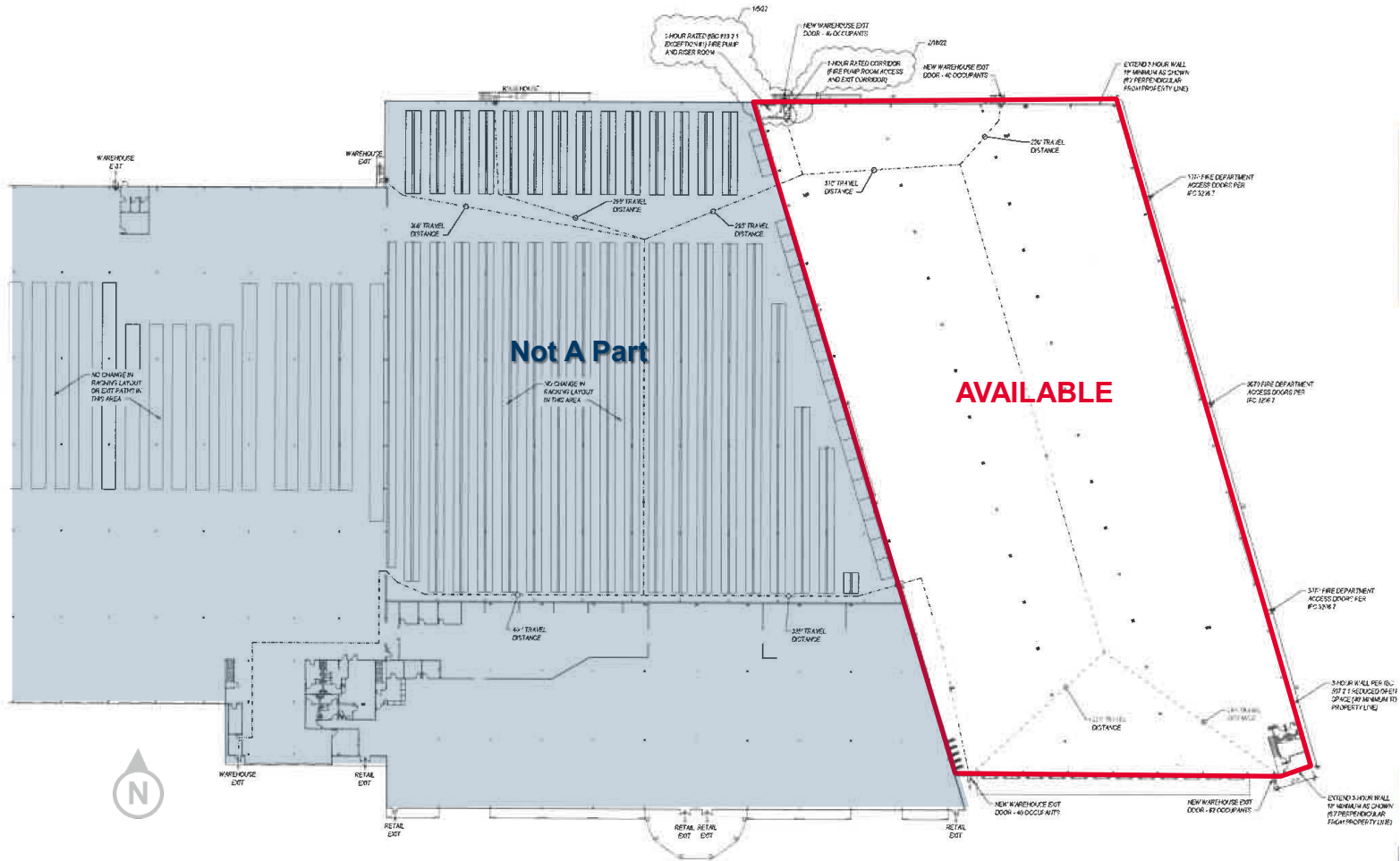


*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5/12/2023

**Warehouse Floor Plan**



**Property Photos**



**Trailer Storage Lot**



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

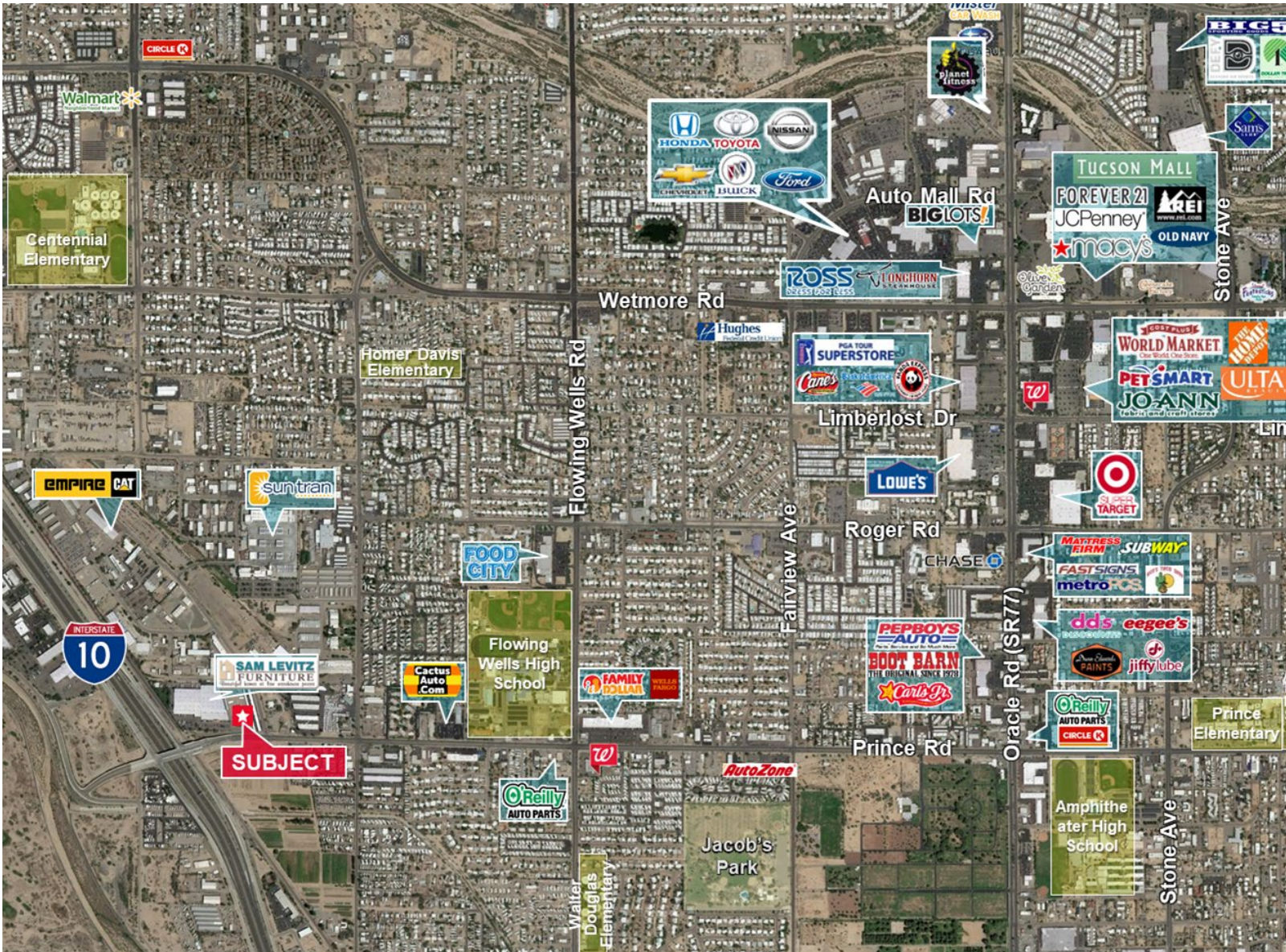
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5/12/2023

Aerial



Trade Map



**Greg Furrer, Principal  
Retail Properties**  
+1 520 546 2735  
[gurrer@picor.com](mailto:gurrer@picor.com)

**Paul Hooker, SIOR  
Principal, Industrial Properties**  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)