



**13,634 SF Office/Warehouse**  
**Lease Rate: \$0.75/SF/Mo. NNN**  
*(triple net charges currently estimated at \$0.2775/SF)*

#### Property Features

- Excellent visibility with freeway frontage
- Prime northwest location

#### Property Details

Available:	13,634 SF – \$0.75/SF/mo., NNN
Configuration:	±30% office; ±70% warehouse
HVAC:	Office areas and a portion of the warehouse are air conditioned.
Loading:	One (1) grade level door
Clear Height	18' - 20'
Sprinklers:	Yes
Zoning	I-1, City of Tucson

*(Available 4/1/2023)*



**Robert Glaser, CCIM, SIOR**  
**Industrial Properties**  
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rglaser@picor.com

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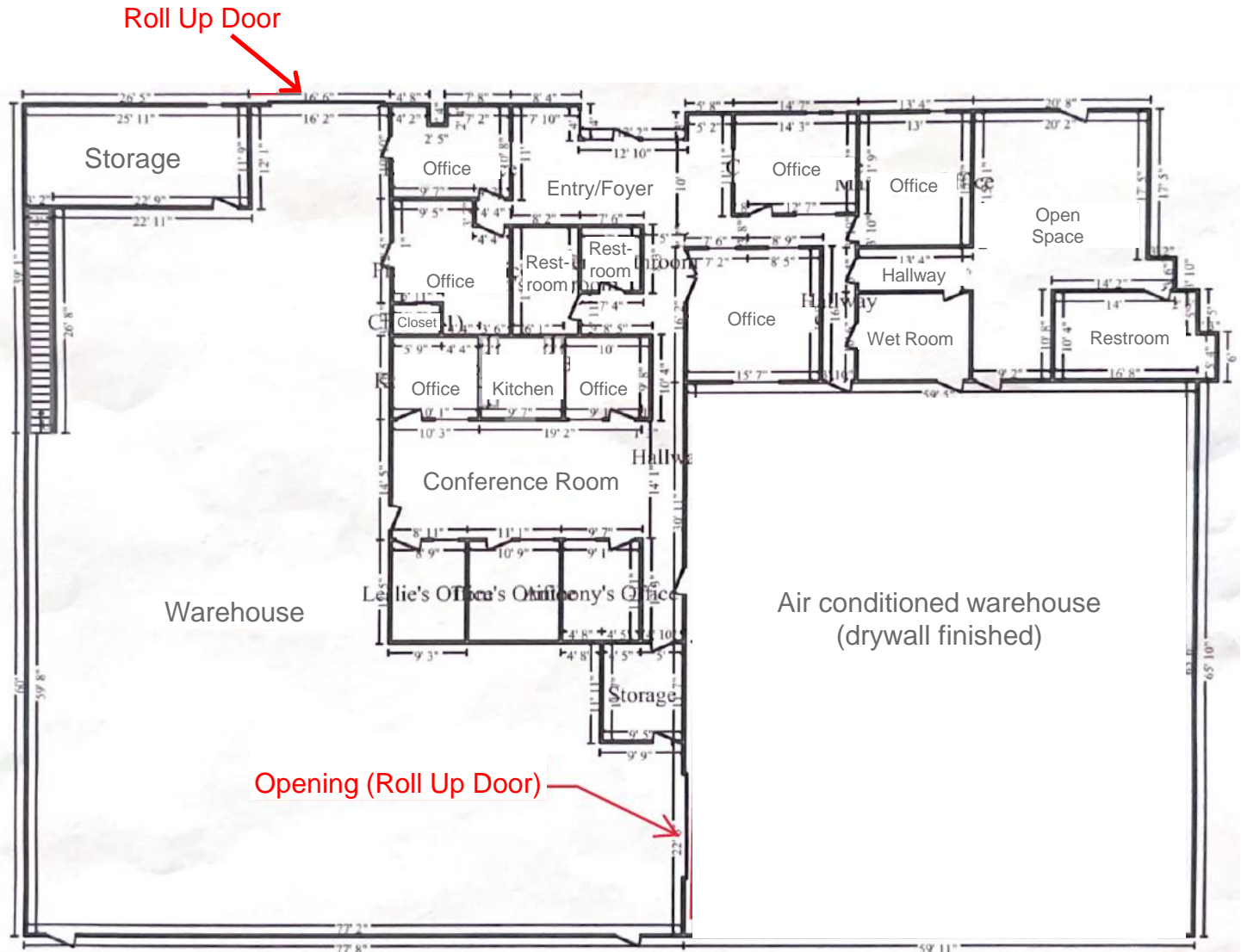
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**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com

Floor Plan

Suite 104/106 – ±13,634 SF

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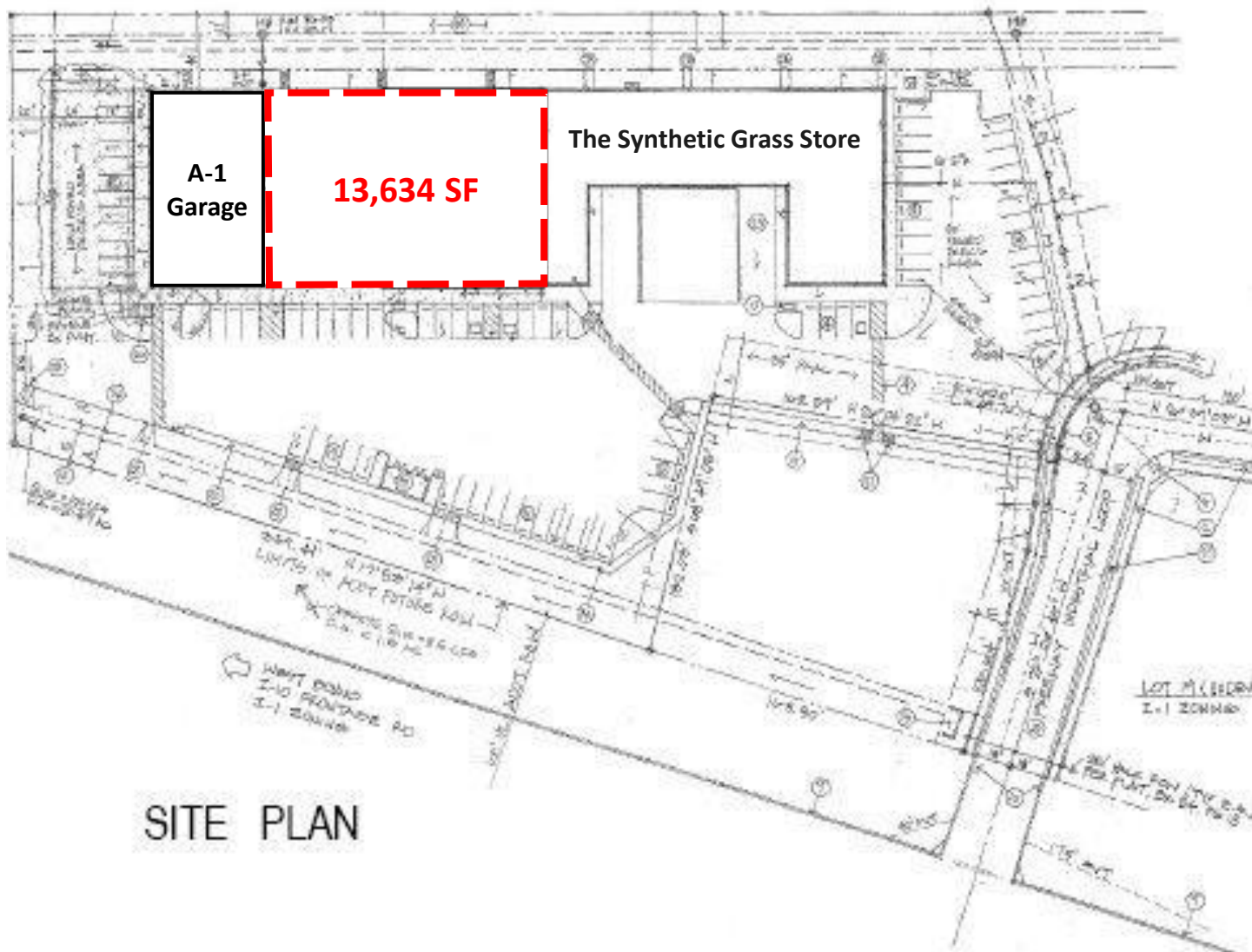
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Site Plan

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Aerial View

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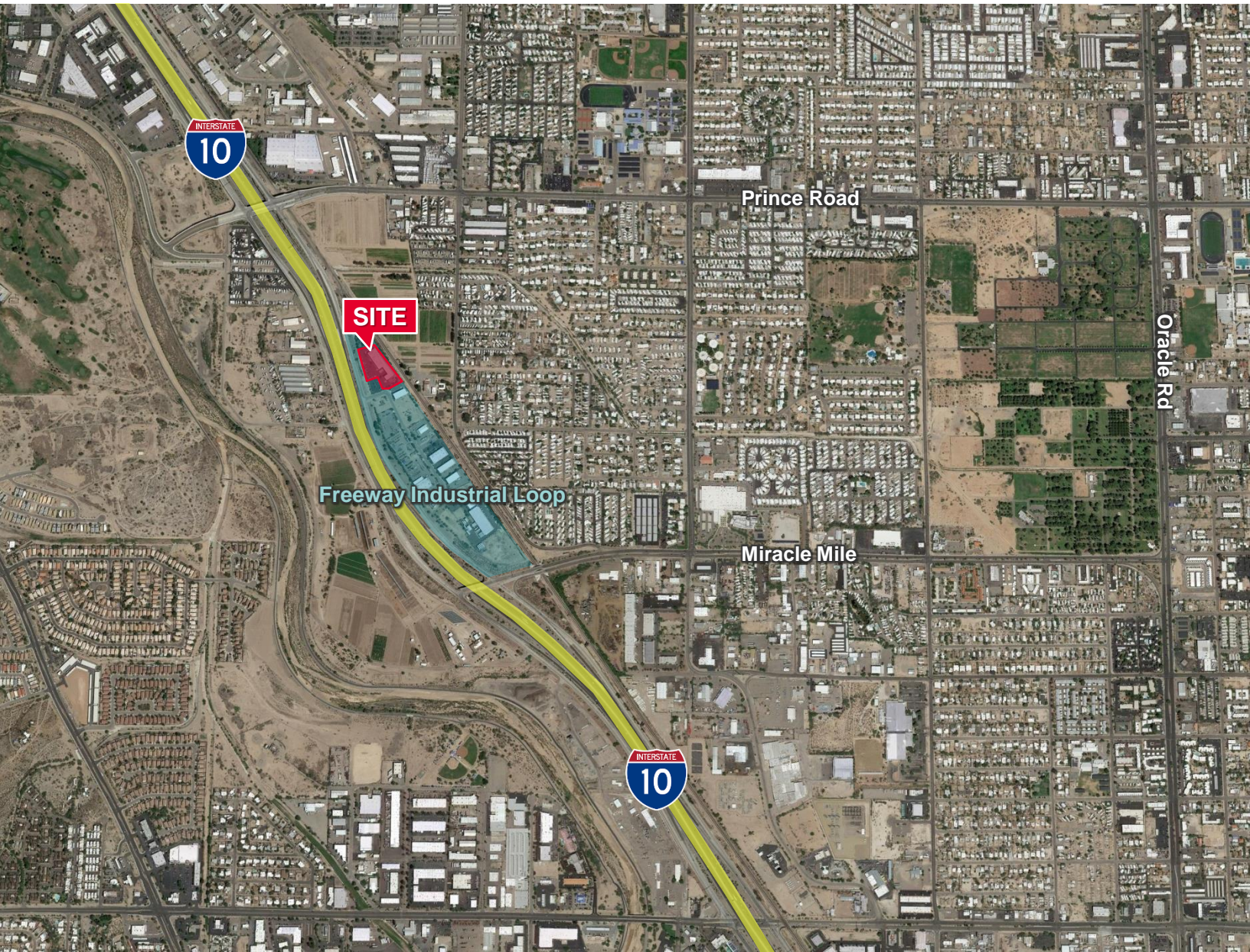
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2/6/2023



Aerial View

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