

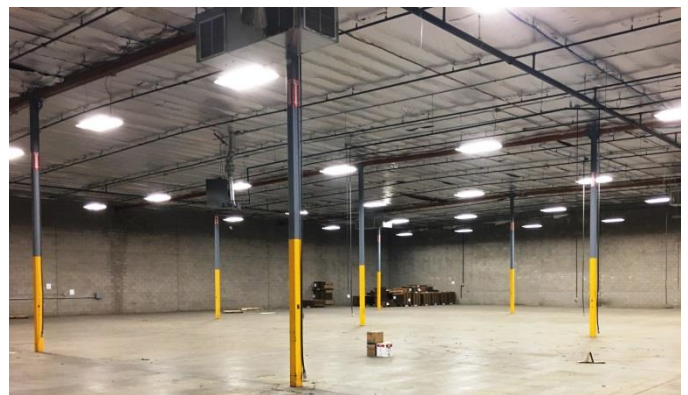
**CENTRALLY LOCATED WAREHOUSE**

**25,008 SF Available**
**Lease Rate: \$13,755 (55¢ / SF) Per Month Gross**
**Property Details**

Office SF	± 4,050 SF
Ceiling Height	19'- 9"
Loading	3 Dock (Truck Well), 1 Grade
Power	600 Amps, 120/208 Volt, 3 Phase
HVAC	AC (office), EVAP (warehouse)
Sprinkler	Ordinary Hazard
Construction	Masonry
Year Built	1994, Remodeled 2016
Lot Size	± 1.36 Acres (± 59,323 SF)
Zoning	P-I (Park Industrial)
Parking	31 Spaces

**Property Highlights**

- Central location near Kino Parkway and Interstate 10
- Ample parking and yard
- Fully fenced property with automatic gate access
- Security system including 16 cameras



For more information, please contact:

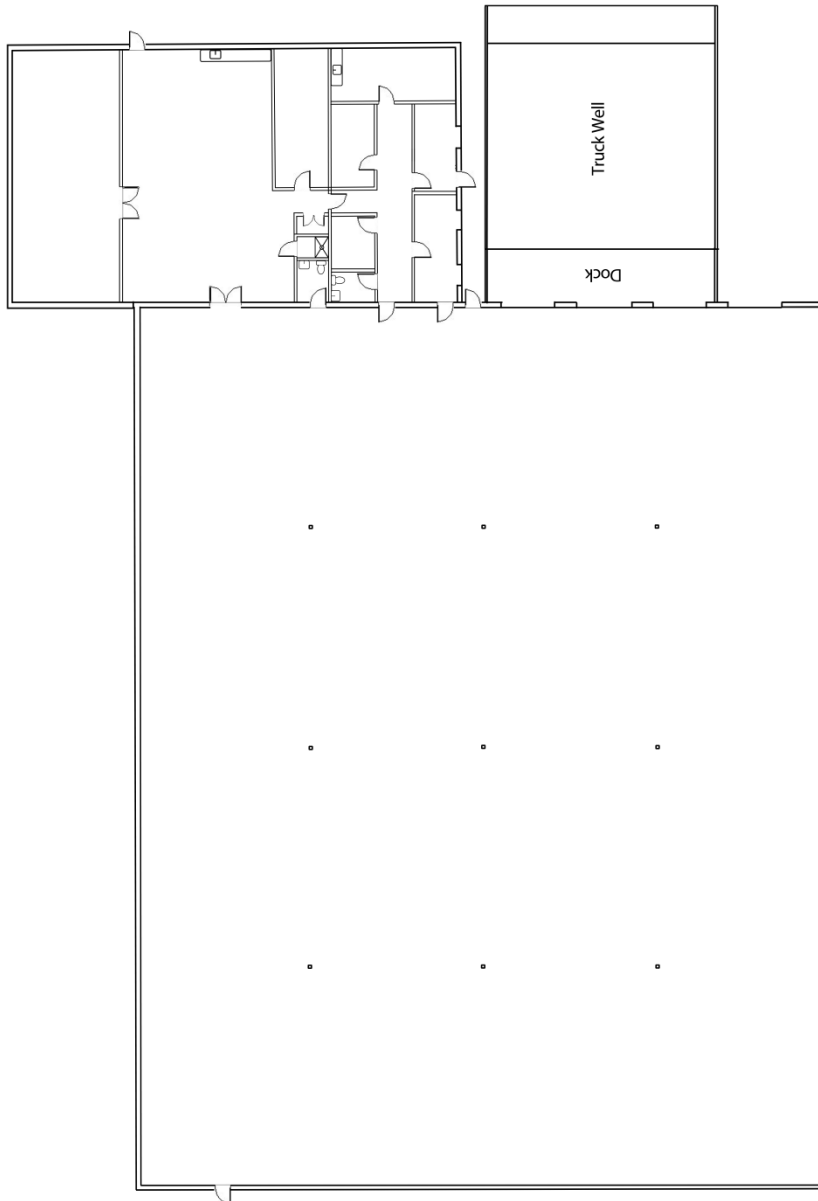
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\*\*Members of ownership  
 entity are licensed to sell  
 real estate in Arizona

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Floor Plan

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\* Not to Scale

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Site Plan

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