

**OFFICE / WAREHOUSE WITH YARD**

**43,065 SF Available**
**Lease Rate: \$25,410 (59¢ / SF) Per Month Gross**
**Property Details**

Office SF	3,568 SF
Ceiling Height	18'
Loading	2 Dock, 2 Grade
Power	600 Amp, 277/480 Volt, 3-Phase
Gas	7" delivery pressure line
HVAC	AC (Office), EVAP (Warehouse)
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1974
Lot Size	± 2.16 Acres included with building, ± 2 Acres expansion land available
Zoning	I-1 (Light Industrial)

**Property Highlights**

- Centrally located, near U of A and Downtown
- Easy access to all areas of town via I-10, I-19 or Aviation Highway
- Fenced yard included, additional expansion land available
- Located in the Opportunity Zone



For more information, please contact:

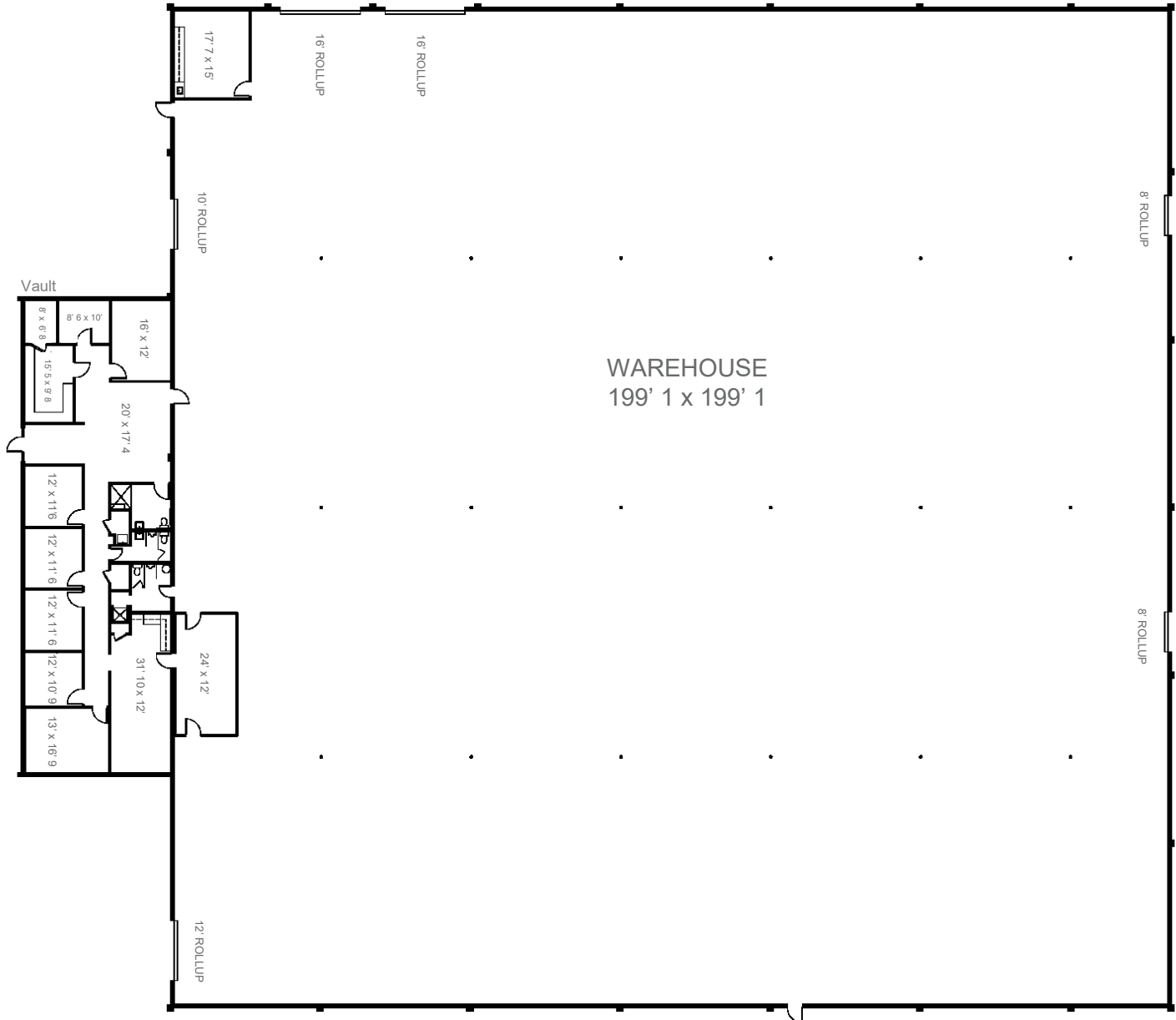
**Stephen Cohen**  
Principal, Industrial Properties  
+1 520 546 2750  
scohen@picor.com

**Robert Glaser, CCIM, SIOR**  
Principal, Industrial Properties  
+1 520 546 2707  
rglaser@picor.com

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
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Floor Plan

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\* Not to Scale



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Aerial Photo

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**SUBJECT**

**± 2 Acres  
Expansion Land  
Available**



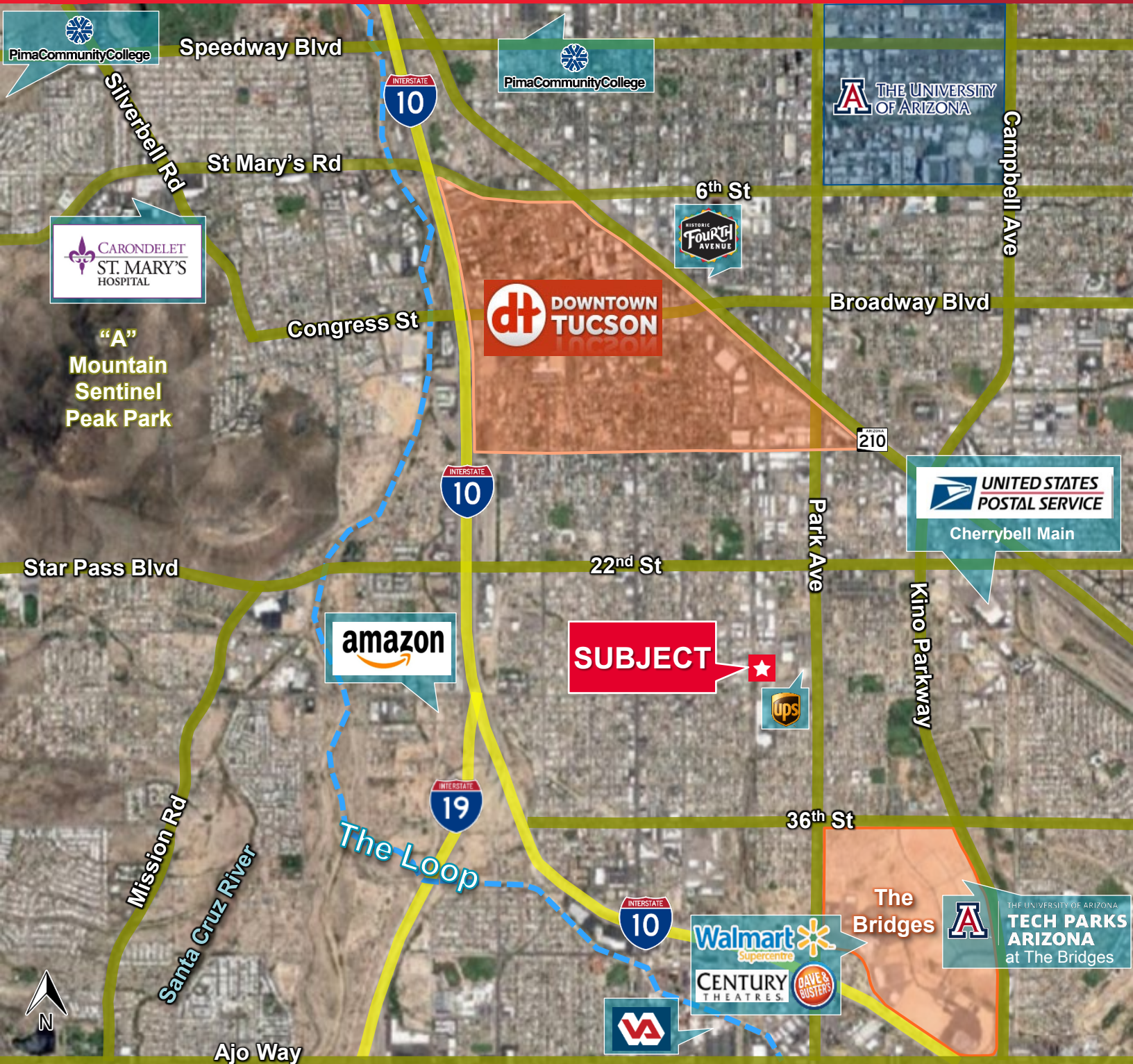
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