

OFFICE/ SHOWROOM/ R&D


Property Features

- High-image, professionally-managed business park within one mile of the Tucson International Airport
- Located at Valencia and Country Club Roads, with easy access to I-10 and I-19
- 100% air-conditioned space available
- Numerous restaurants within walking distance (including Baggin's Gourmet Sandwiches onsite)

Property Highlights

Available	4,074 SF – 6401 S Country Club, Suite 157 7,944 SF – 6401 S Country Club, Suite 147 OR 12,018 SF – Suites 147-157 Combined
Lease Rate	\$.70/SF/Mo. NNN
Current Buildout (can be modified/changed)	Presently 100% office / R&D – <u>can be converted back to office / warehouse</u> (has existing rolling doors, etc.)
Fire Sprinklers	Yes
Power	3 phase available
Clear Height	18'
Loading	Grade loading
Air Conditioning	100%
Zoning	C-2, City of Tucson

For more information, please contact:

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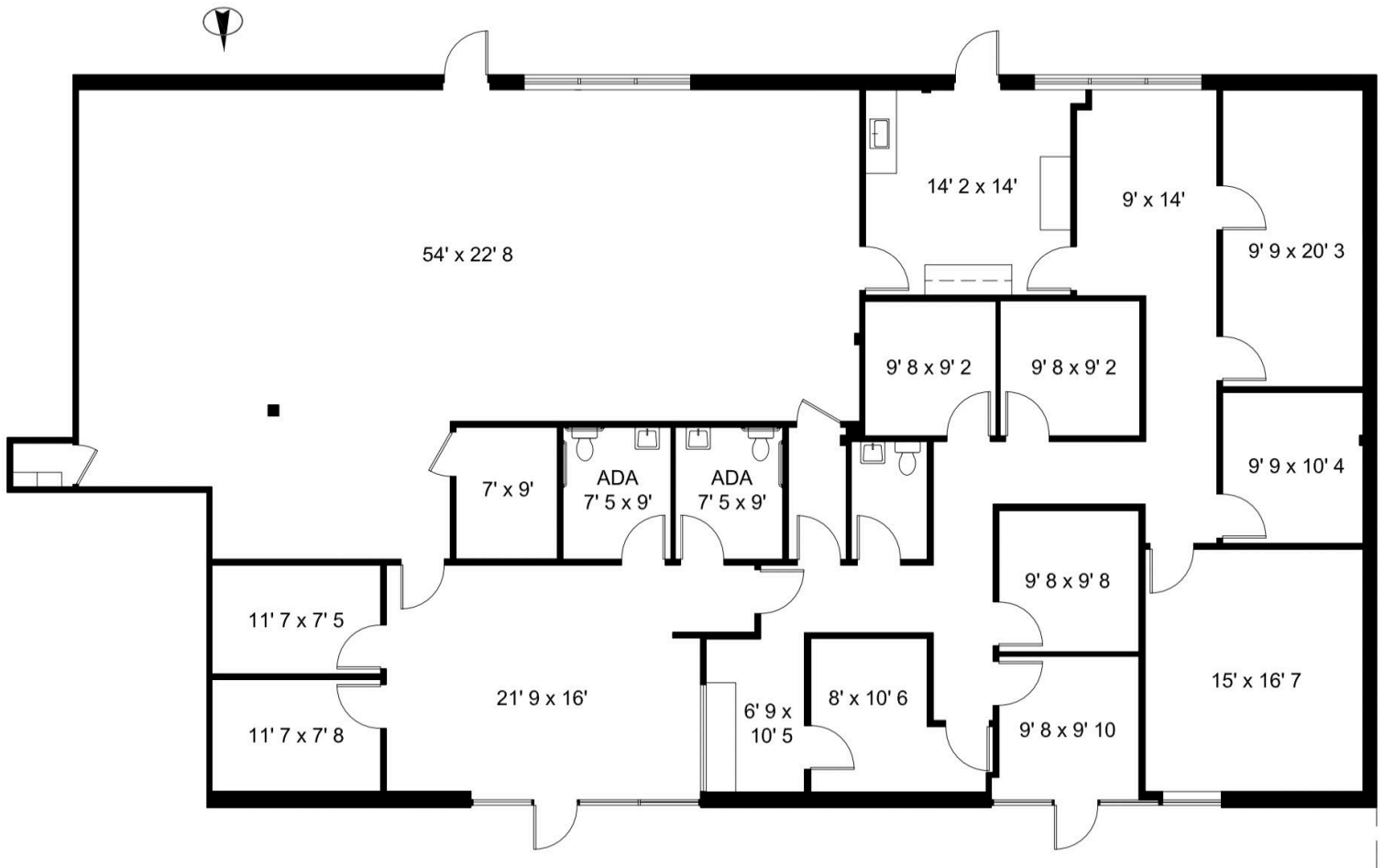
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11/21/2022

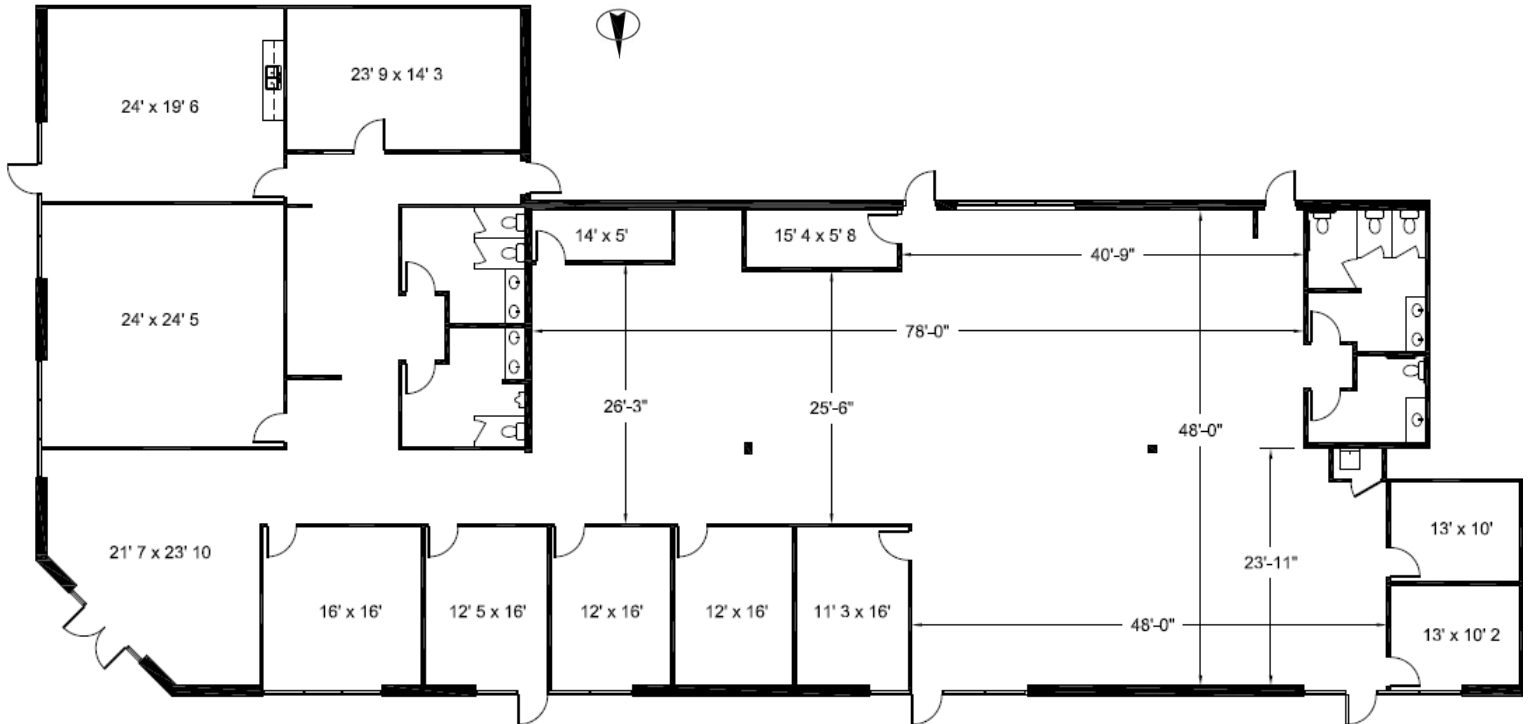
Floor Plan

Suite 157 – ±4,074 SF



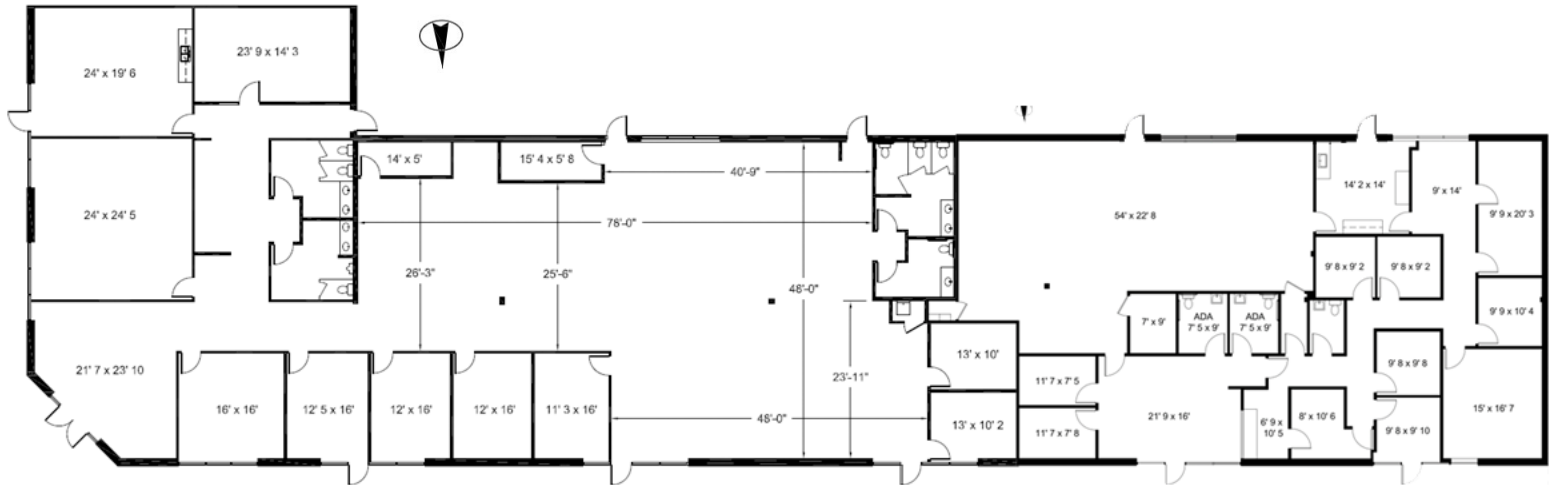
Floor Plan

Suite 147 – ±7,944 SF



Floor Plan

Suite 147-157 – ±12,018 SF



Site Plan

