



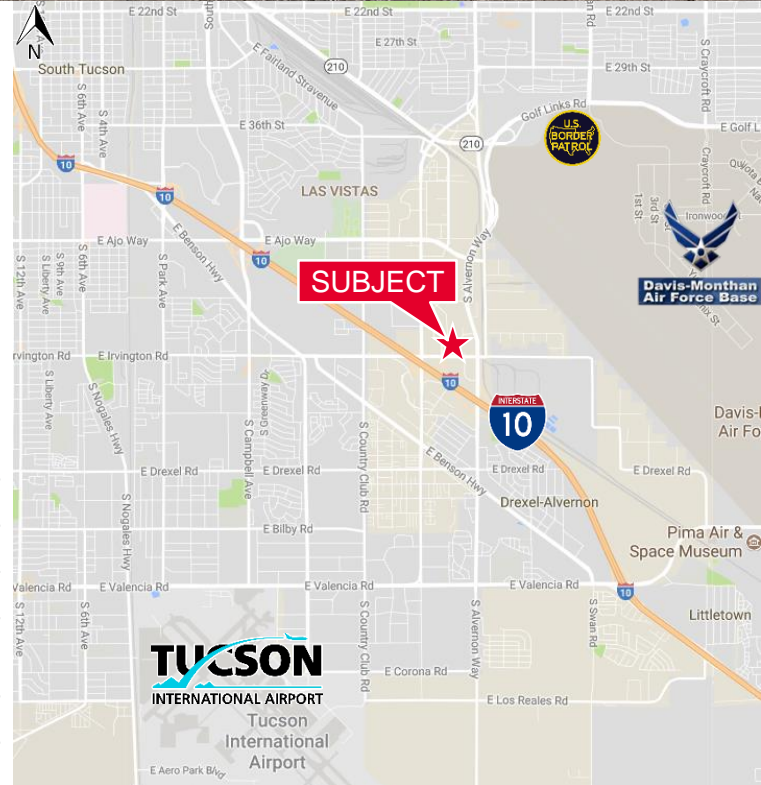
11,580 SF Building
Lease Rate: \$5,790/Mo (\$0.50/SF/Mo), NNN

Property Highlights

- Less than ¼ mile to Interstate 10
- Prestigious Business Park Environment
- 21' to 23' clear height
- Paved yard area

Property Features

Showroom/Office Space	±2,500 SF
Lot Size	42,218 SF (0.97 acres)
Zoning	CI-1, Pima County
Ceiling Height	21' to 23'
Loading	(1) Dock and (3) partial dock doors (with ramped platform to grade level)
Power	400 Amps, 120/208V, 3-Phase



Rob Glaser, CCIM, SIOR
Commercial Properties
+1 520 546 2707
rglaser@picor.com

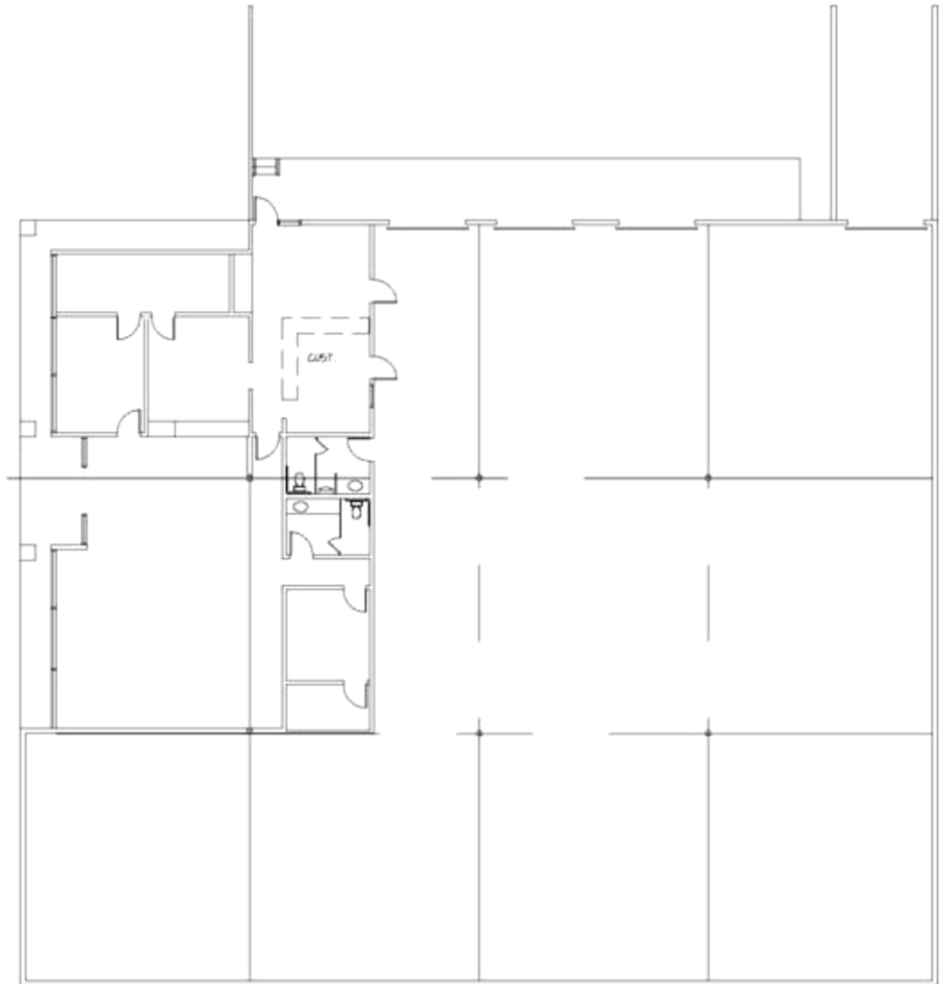
Paul Hooker
Commercial Properties
+1 520 546 2704
phooker@picor.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2020. 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.

Floor Plan & Property Photos

INDUSTRIAL



For more information, please contact:

Rob Glaser, CCIM, SIOR
Commercial Properties
+1 520 546 2707
rglaser@picor.com

Paul Hooker
Commercial Properties
+1 520 546 2704
phooker@picor.com

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





FOR LEASE

Butterfield Business Center

4775 S. Coach Drive

Tucson, AZ 85714



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

Cushman & Wakefield Copyright 2020. 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.