



INDUSTRIAL

5,940 SF Office/Warehouse with Yard
Lease Rate: \$4,800/month MG

Property Highlights

- Fully fenced and paved yard/parking area (with electric gate opener)
- Covered parking canopy
- Located within 1.5 miles of Interstate 10 and the University of Arizona
- Clear span warehouse areas

Property Details

Building Size	5,940 SF
Lot Size	13,680 SF
Current Buildout	Office / Warehouse
Clear Height	14' in 2,000 SF of warehouse 9' in remainder of building
Loading	Two (2) 12'x12' grade doors One (1) 10'x8' grade door
Power	Est. 200 amps 120/240V, 3-Phase
Zoning	I-1, Light Industrial

Paul Hooker, SIOR
Principal, Industrial Properties
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PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
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Property Photos



Oversized Loading Doors



Fenced/Paved Yard Area



Warehouse Area



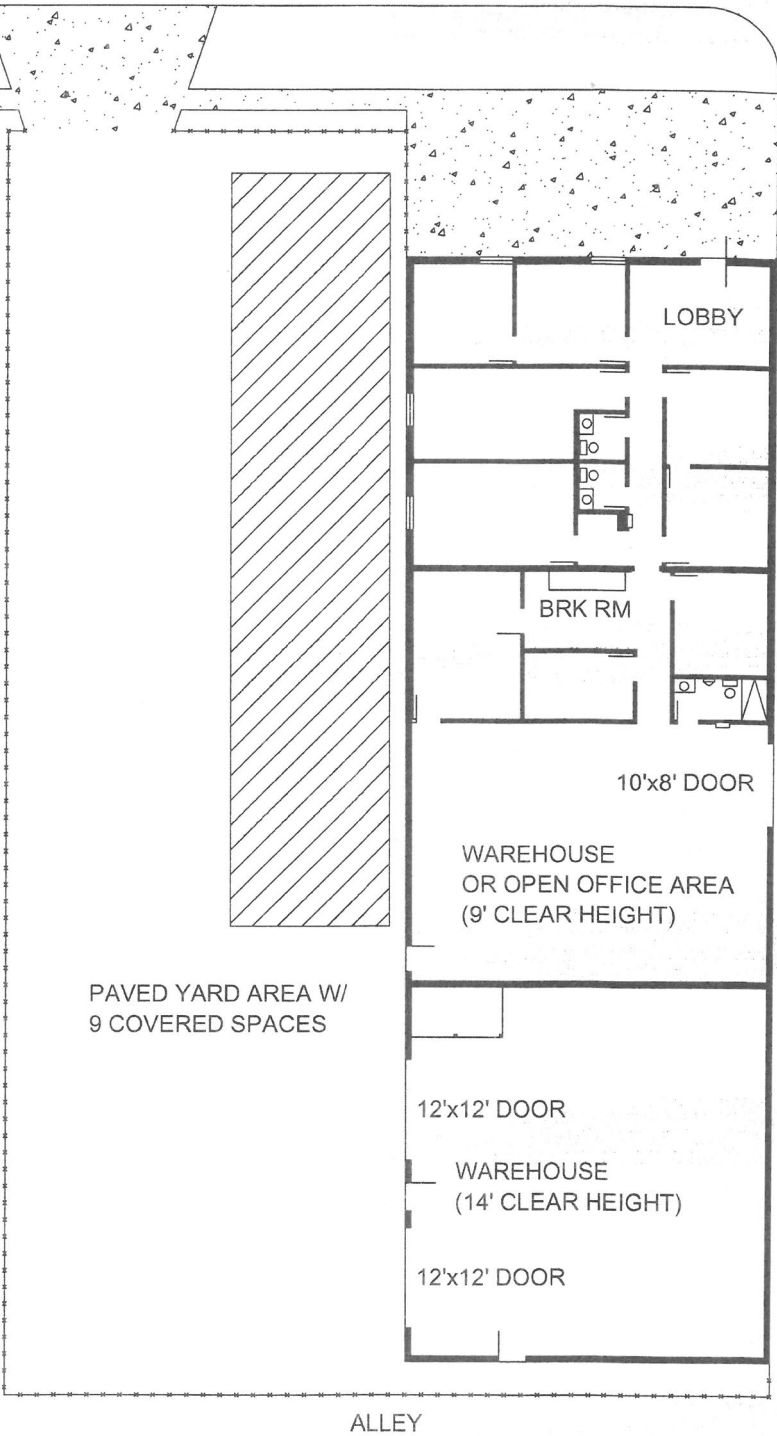
Warehouse Area

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9/30/2024

Floor Plan & Aerials



Employment Map



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