



16,520 SF Building with Fenced Yard
Lease Rate: \$.55/SF/Mo. NNN

Property Highlights

- Outstanding Central Tucson location—within 1.3 miles of the University of Arizona and 1.5 miles of Downtown Tucson
- Fully paved and fenced yard area (with access from two separate streets)
- Newer warehouse section has 18' clear height
- 600A power available
- Fire sprinklers
- Insulated ceilings

Property Details

Building Size	16,520 SF
Lot Size	34,000 SF
Construction	Masonry
Clear Height	14' (18' in rear 4,500 SF)
Power	400A 120/240V 1- and 3-Phase 200A 120/240V 1- and 3-Phase
Loading	Three (3) Grade Doors (truck well loading possible)
Office/Showroom/Sales Counter Buildout:	Office – 2,000± SF Showroom – 865± SF
Zoning	I-1, Light Industrial, City of Tucson
Fire Sprinklers	Yes, per NFPA 13 Ordinary Hazard Group II
Property Taxes	\$15,978.12 (2020)

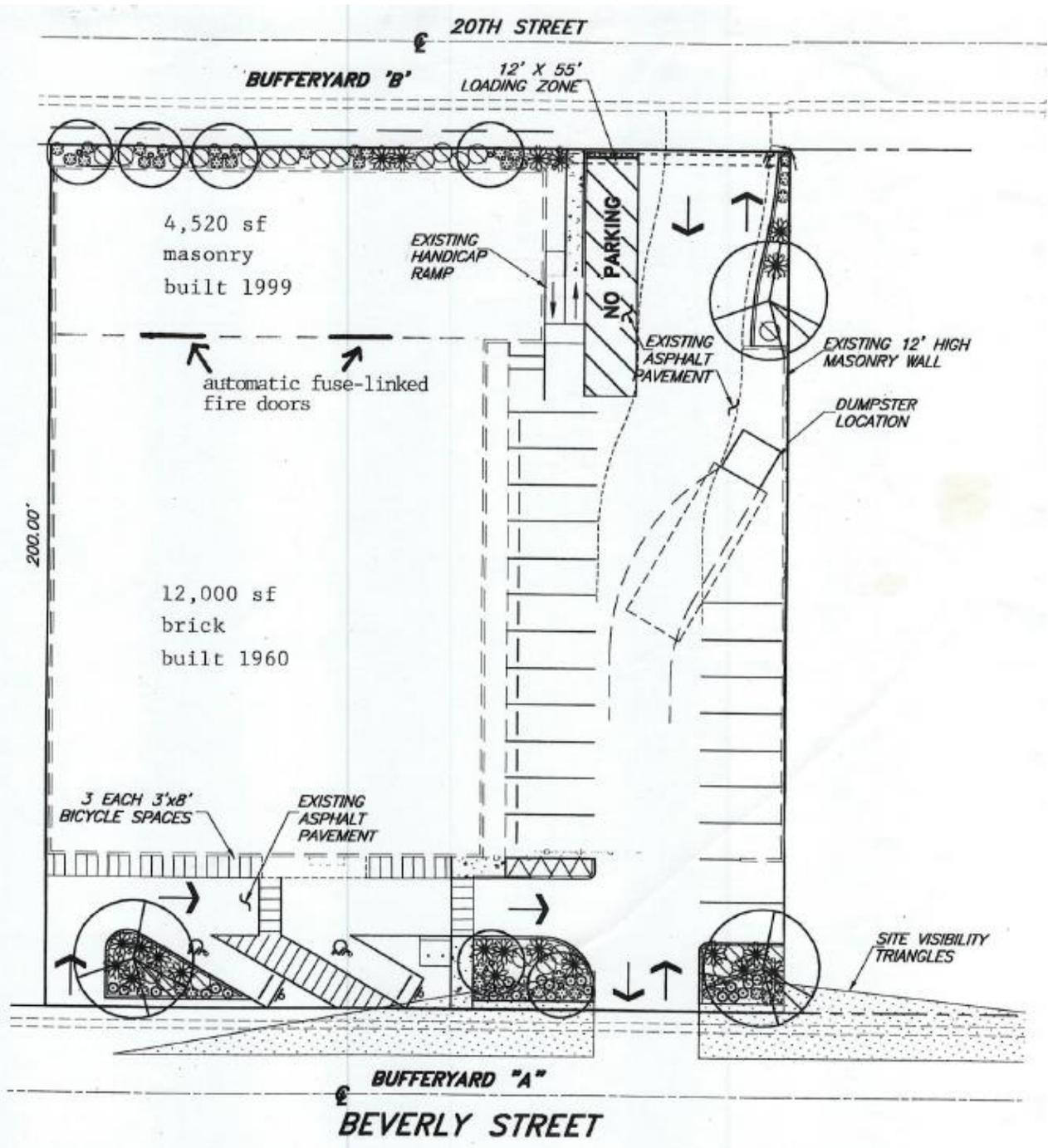
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Property Photos

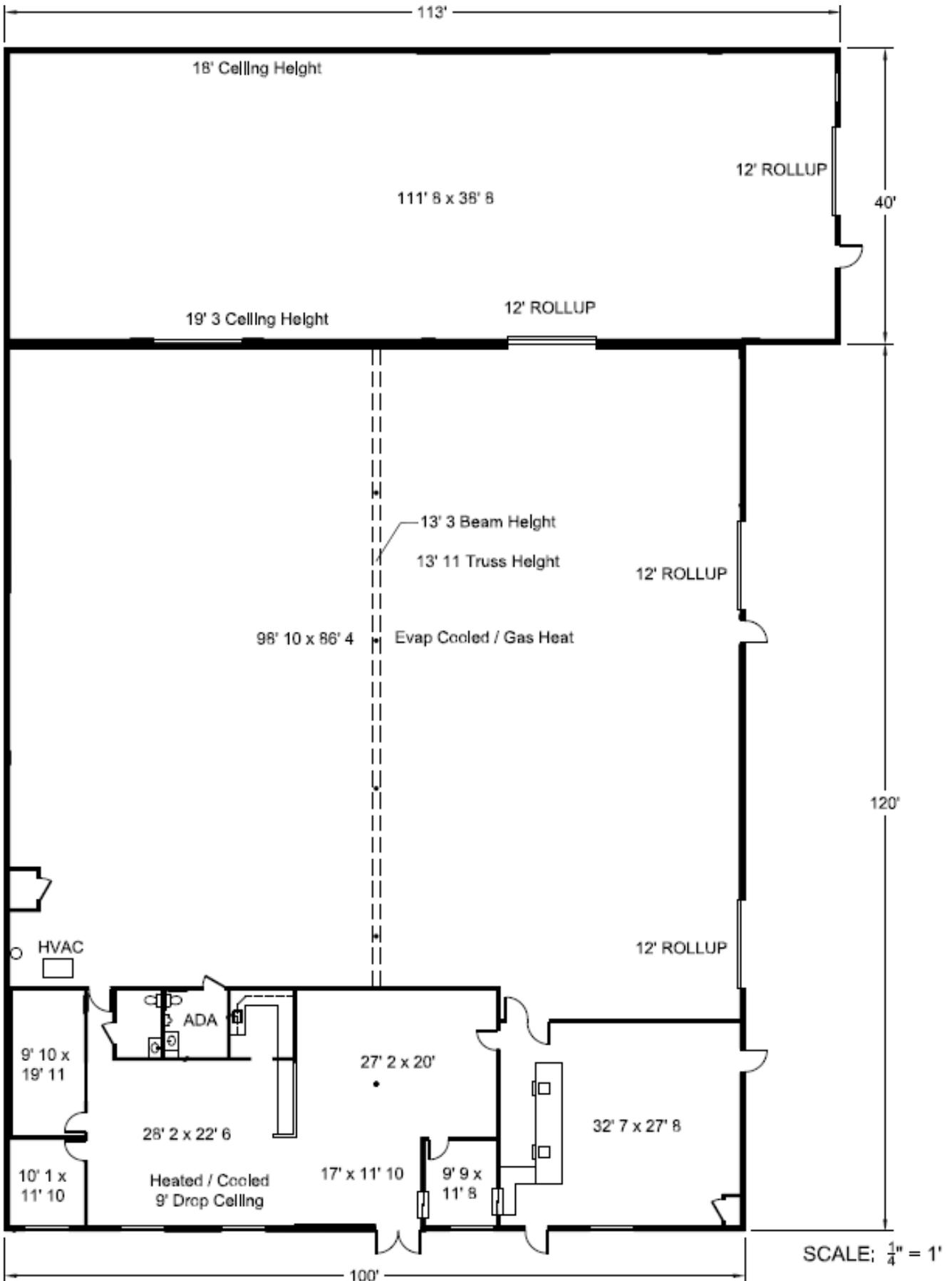


Site Plan



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Aerial

INDUSTRIAL



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