



6,400 SF Building & 20,214 SF Parcel of Land

Lease Price: \$3,950/Month MG

Property Details

Grade Level	<u>SHOP East Building:</u>
Loading	(1) 10'10' Double Man Door (1) 10' Wide x 8' High (1) 10'5" Wide x 8' High (1) 10'5" Wide x 9' High
	<u>SHOP West Building:</u>
	(4) 12' x 12'
Clear Height	SHOP East Building: 11' SHOP West Building: 12.5'
Utilities	•Tucson Electric Power •City of Tucson Water/Sewer •Southwest Gas
Power	200 Amp 240V 3-Phase
Zoning	SB2-A City of South Tucson (Heavy Commercial)
Tax Parcel No.	118-26-0070, 118-26-0060 and 118-26-0050

Property Highlights

- Gas Heaters
- Exhaust Fans
- Evaporative Cooling (East Shop)
- 2 Ton Jib Crane with No Block
- Parts Closet
- Office Configuration: Reception Room, One Private Office, One - ADA Bathroom with a Shower
- Specialty Area: A Dust Free Work Room is Located on the Far East Portion of the Shop Consisting of Approximately 20' x 15'

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Property Photos



Exterior



East Shop Interior



West Shop Interior

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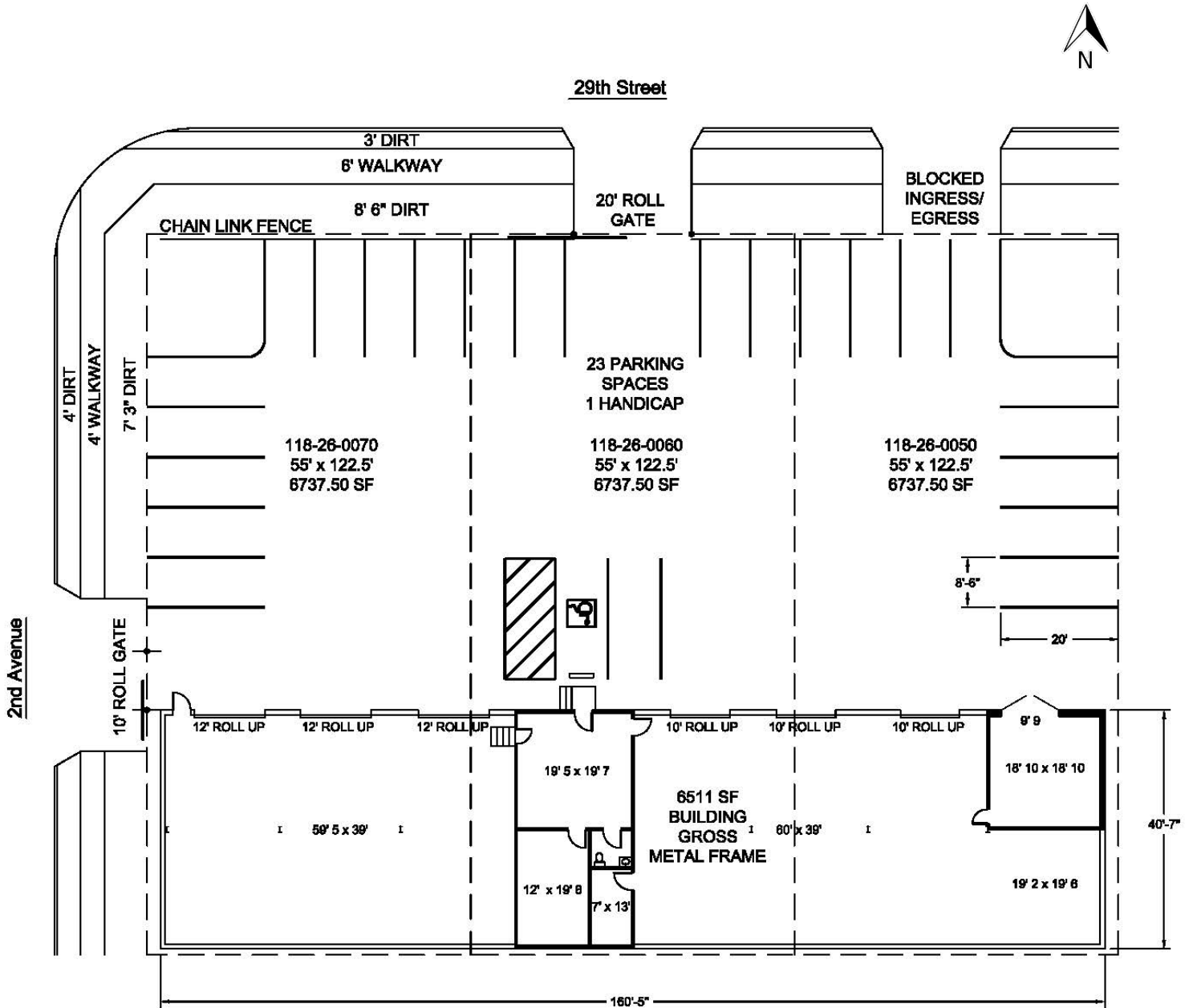
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Site Map

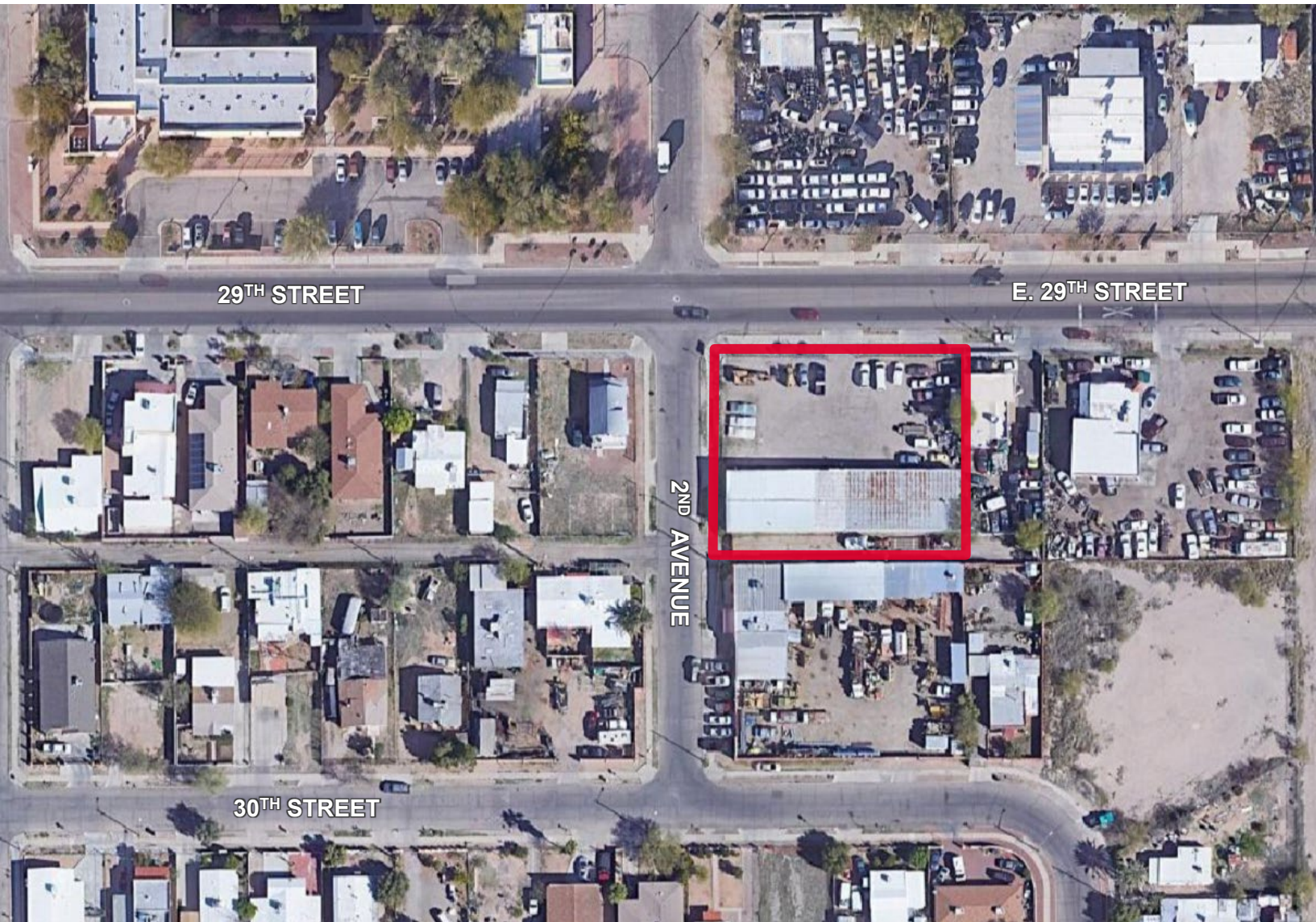


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Aerial View



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