



11,800 SF Industrial Manufacturing Building
Lease Rate: \$0.55/ SF NNN (\$0.21/SF NNN)

Property Highlights

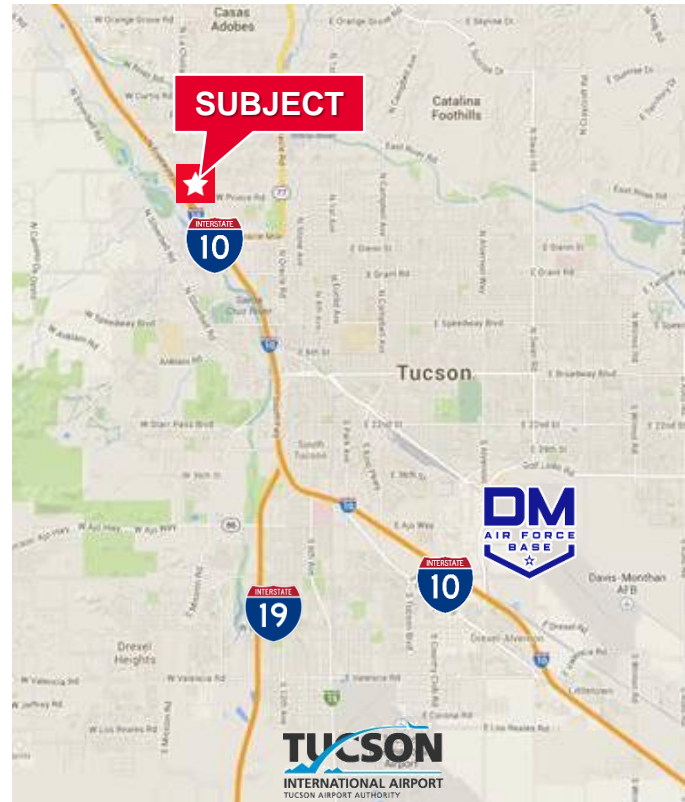
- Modern Masonry Tilt Wall Construction
- Adjacent to I-10 and Easy Access to Improved Prince Road Exit
- Grade Loading

Property Details

Available	11,800 SF (2,800 SF Office & 9,000 SF Warehouse / Shop)
Lot Size	37,500 SF Parcel
Tax Parcel No.	103-09-0160
Zoning	I-1, Light Industrial (City of Tucson)
Power	675 amps 208V 3 phase
Loading	Four (4) 12' X 12' grade level doors One (1) 10' X 10' grade level door
Clear Height	20 Feet
Fire Suppression	No
Cooling	HVAC Office – Evaporative Cooled Warehouse

Entire Property is Concrete with Fenced Yard

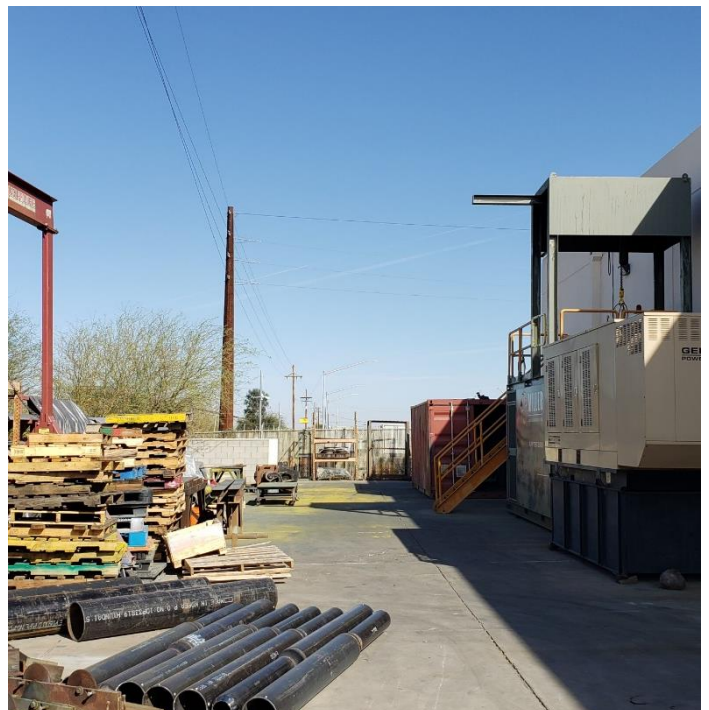
A Well Dock May Be Installed



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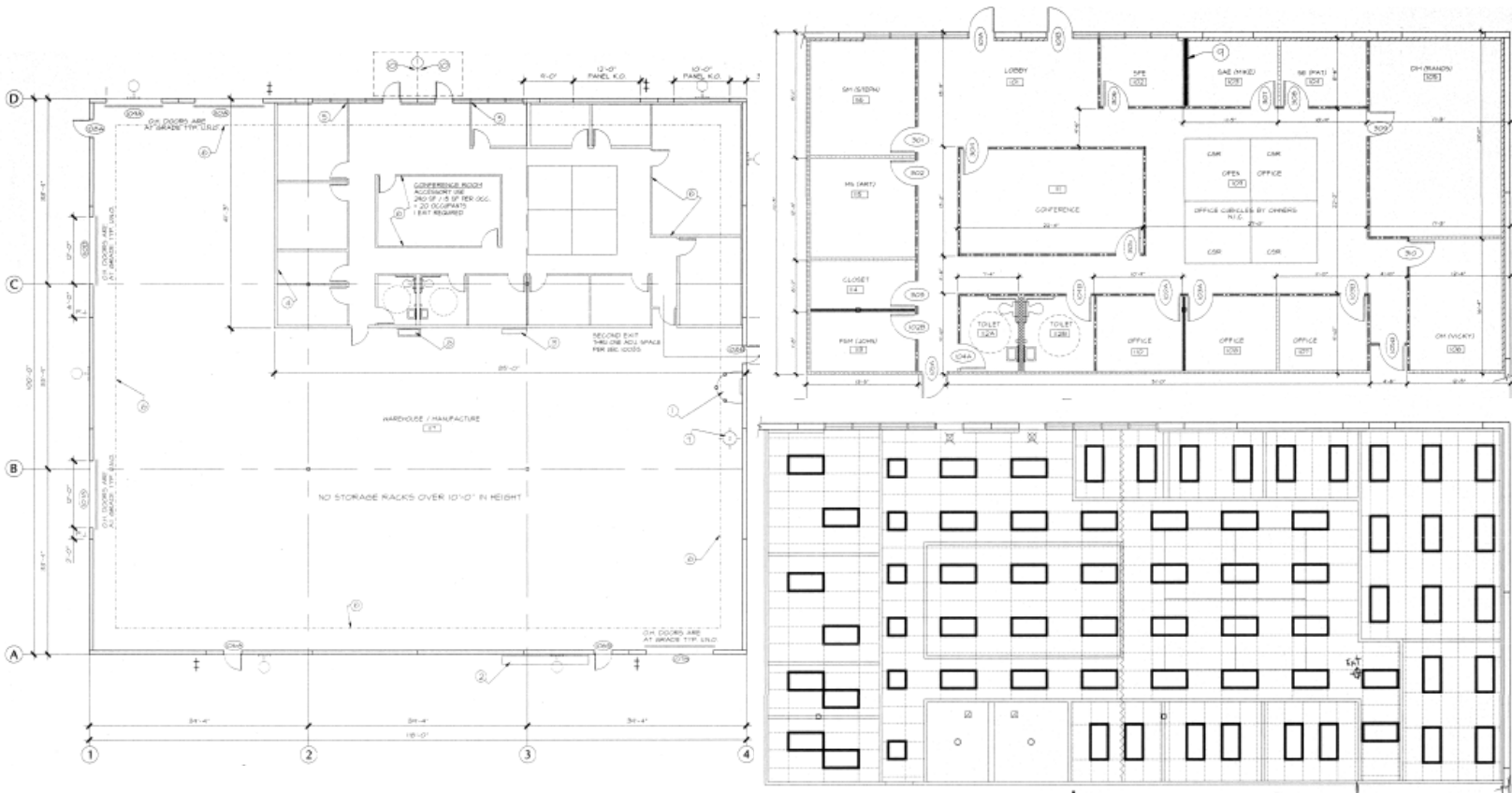
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Property Photos



WAREHOUSE/ DISTRIBUTION & MANUFACTURING BUILDING

Floor Plan



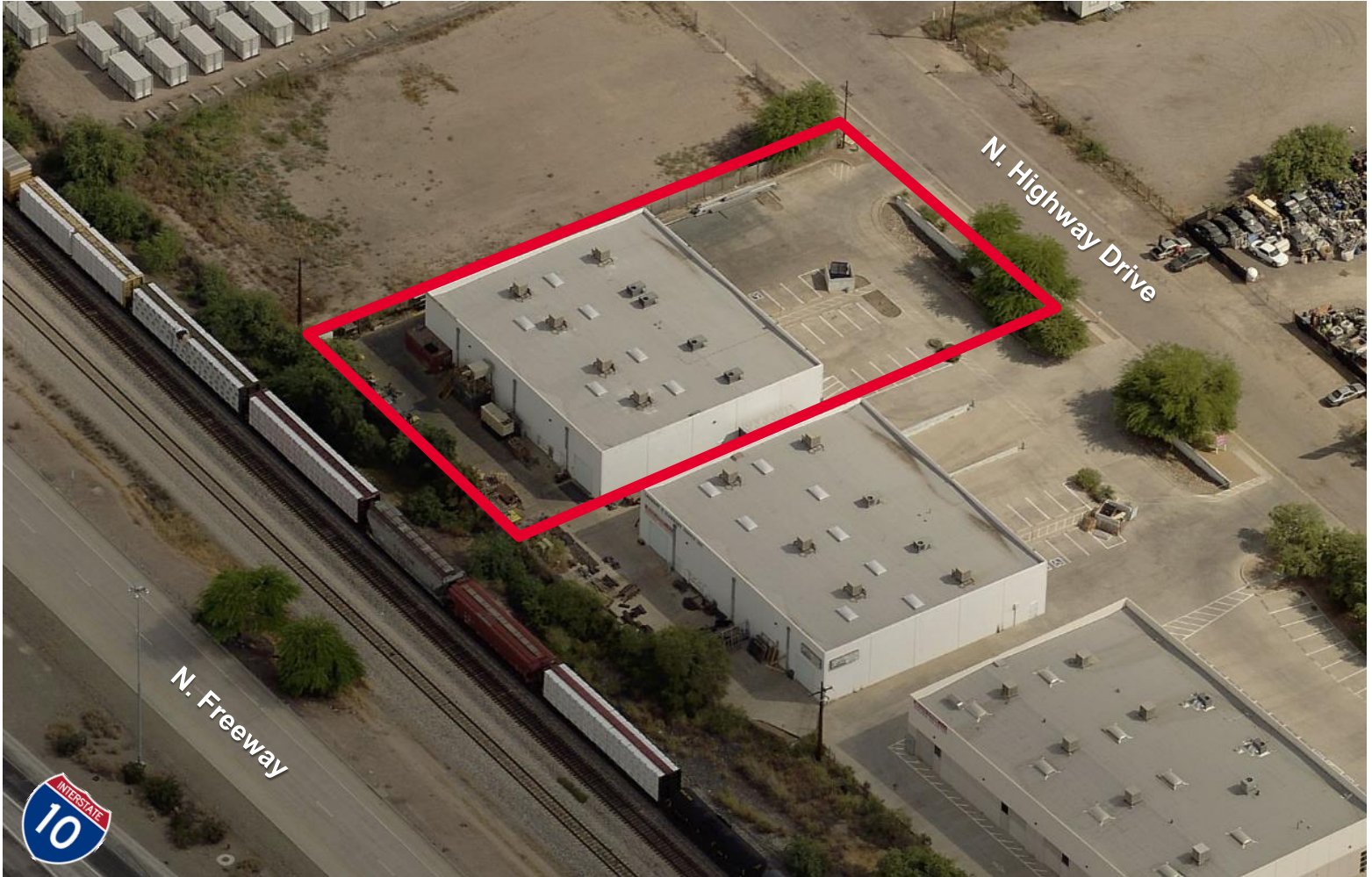
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**WAREHOUSE/ DISTRIBUTION
& MANUFACTURING BUILDING**

Aerial & Zoning Map



For more information, please contact:

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