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

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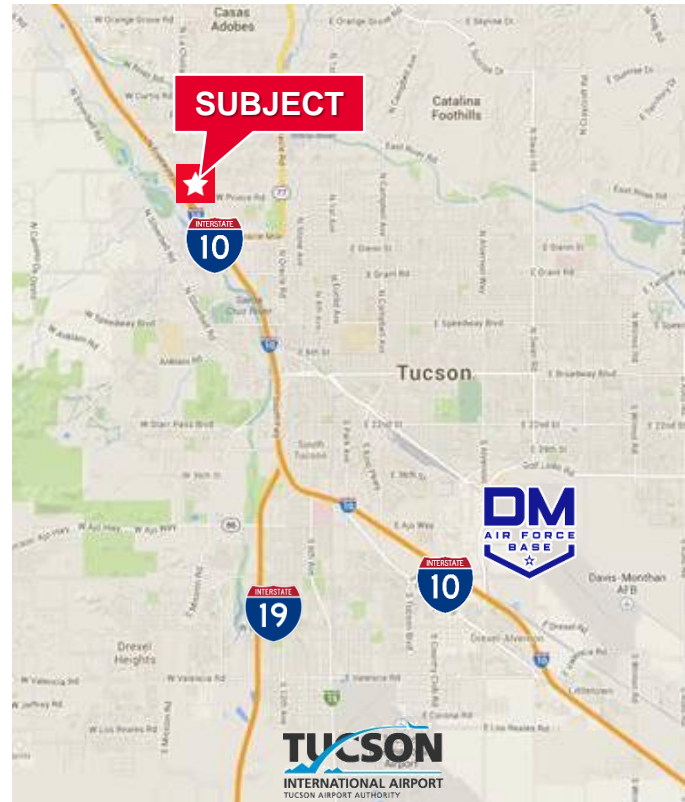
- Modern Masonry Tilt Wall Construction
- Adjacent to I-10 and Easy Access to Improved Prince Road Exit
- Grade Loading

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

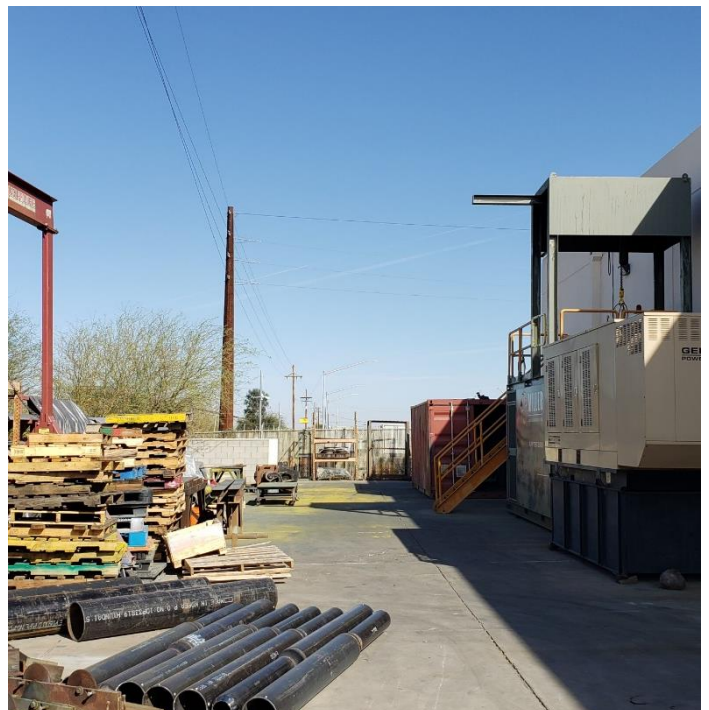***Entire Property is Concrete with Fenced Yard***

A Well Dock May Be Installed

Ron Zimmerman
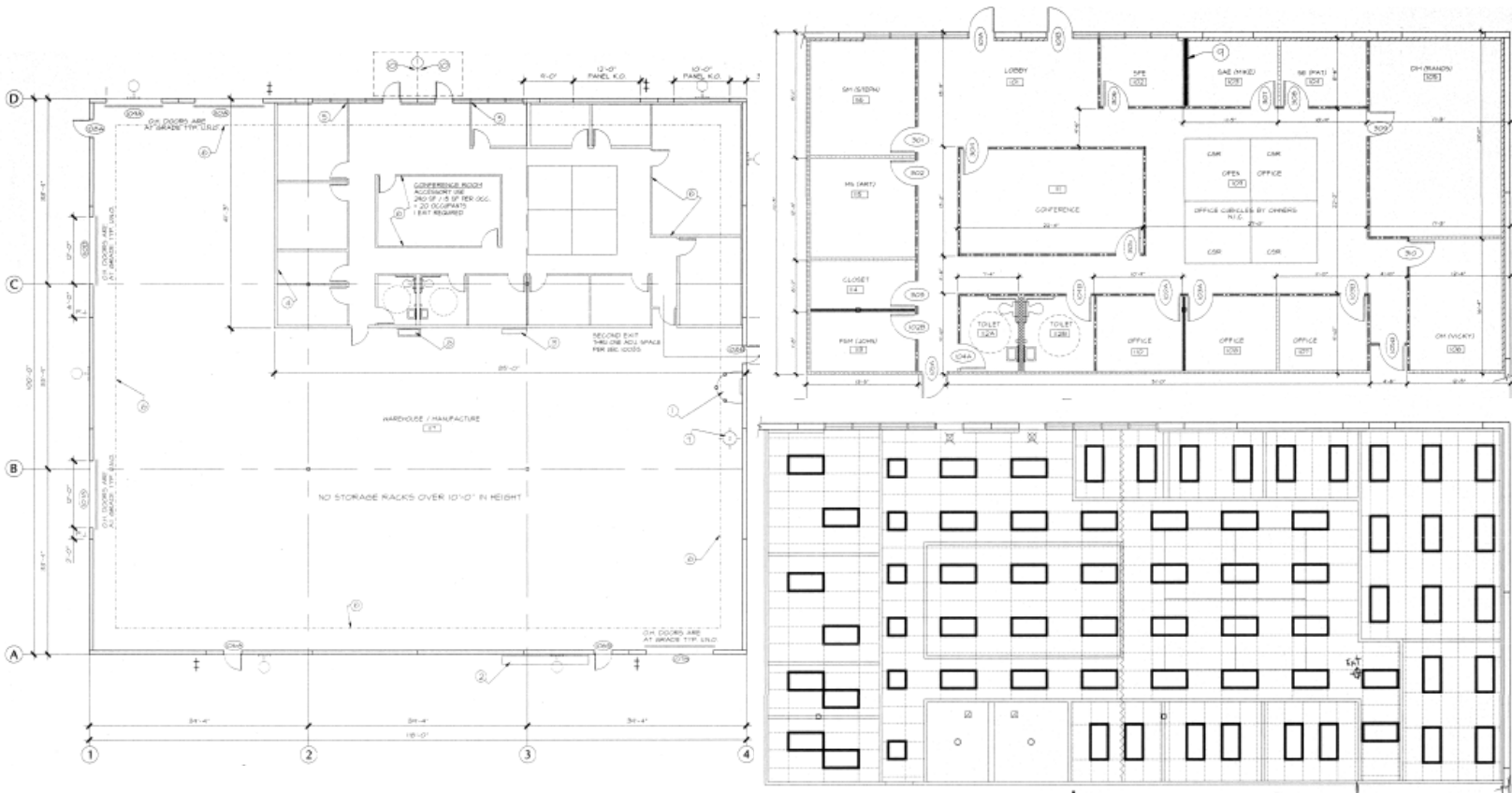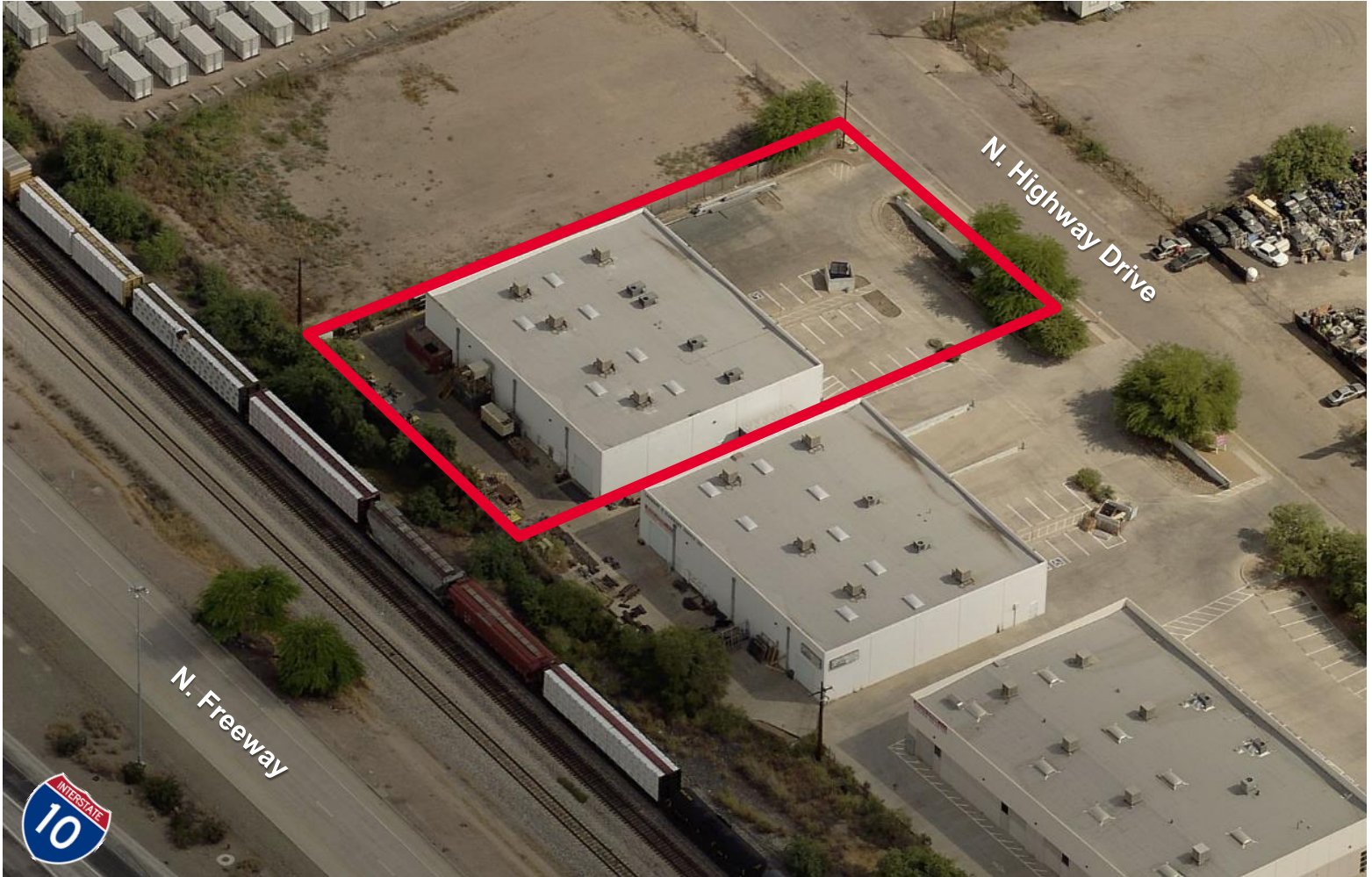**Principal, Commercial Properties**
+1 520 248 0427
rzimmerman@picor.com

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

Property Photos

6/14/2021

Floor Plan

Ron Zimmerman
Principal, Commercial Properties
+1 520 248 0427
rzimmerman@picor.com

WAREHOUSE/ DISTRIBUTION & MANUFACTURING BUILDING

Aerial & Zoning Map

N. Highway Drive

N. Freeway

INTERSTATE 10

For more information, please contact:

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Zoned I-1