CUSHMAN & PICOR

FOR LEASE

Tucson Airport Distribution Center, Building A 6855 S Lisa Frank Ave, Tucson Arizona 85756



33,311 SF Available Lease Rate: Contact Broker

Property Highlights

- LEED Silver Certified Building
- · Excellent Access to I-10, I-19 and Airport
- · 30' Clear Height
- 50' x 52' Column Spacing
- Great Concrete Truck Apron
- ESFR Sprinkler System
- · Eight Dock and One Grade Level Loading Doors

Property Details

Possession	October 1, 2023
Available	33,311 SF
Office Space	3,500 SF
Lease Type	Triple Net The current estimated NNN's are \$.20/SF

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4/21/2023



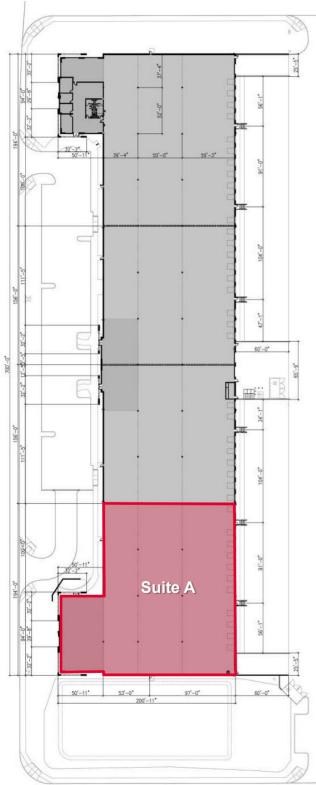
PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

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Site Plan



Building 2

Suite A:	33,311 SF
Suite B:	23,462 SF
Suite C:	23,462 SF
Suite D:	33,311 SF
Total Area:	113,546 SF

Grade level Truck Doors:	4 total
Dock Hight Truck Doors:	40 total
Bldg Clear Height :	30' clr
Sprinkler Type:	EFSR
Slab Thickness:	6"
Parking stalls provided:	80 stalls
ADA Parking stalls:	4

Building Specific Attributes

- LEED Certified Construction
- · Suite build out to accomodate immediate tenant
- · 60'-0" deep truck bay
- 50'-0" x 52'-0" column spacing throughout warehouse
- 1200 amp 277/480 V, 3 phase service
- 1200 amp five meter switch gear
- 200 amp 277/480 V house panel
- 75kVA transformer
- 200 amp 120/208 V panel at Suite build out
- Site lighting based upon 1 footcandle average using wall packs
 and light poles

General Site Specifications

- Building pads set for dock high loading
- · Roofing to be Class A, 60 mil white single ply TPO
- Type VB Construction
- Roof framing: Hybrid
- · Skylights/smoke hatches: 2 % of building area 48"x96"
- · Standard floor sealer in all warehouse areas
- Dock doors; (9'x10') vertical lift dock doors and (12'x14')
 grade level
- Dock Equipment: (2) 4" thick 10"x24" rubber dock bumpers
- Fire Sprinkler density based on ESFR at warehouse and office area 0.10 light hazard quick response
- + 3'x9'x1-3'4" medium stile aluminum and glass storefront entry doors
- Domestic water and sewer connections for future use at office areas
- Low flow plumbing fixtures including other LEED beneficial finishes
- · Seperate Electrical Meters provided for each suite
- The building is a LEED certified building.
- Truck Apron: 5-1/2" thick concrete, over 4" base
- · Case iron roof drains
- 1" thick high perfomance reflective glass set in 2"x6" aluminum store front system
- Interior warehouse lighting levels of 20 foot candles at average 36" AFF to be installed with tenant improvements

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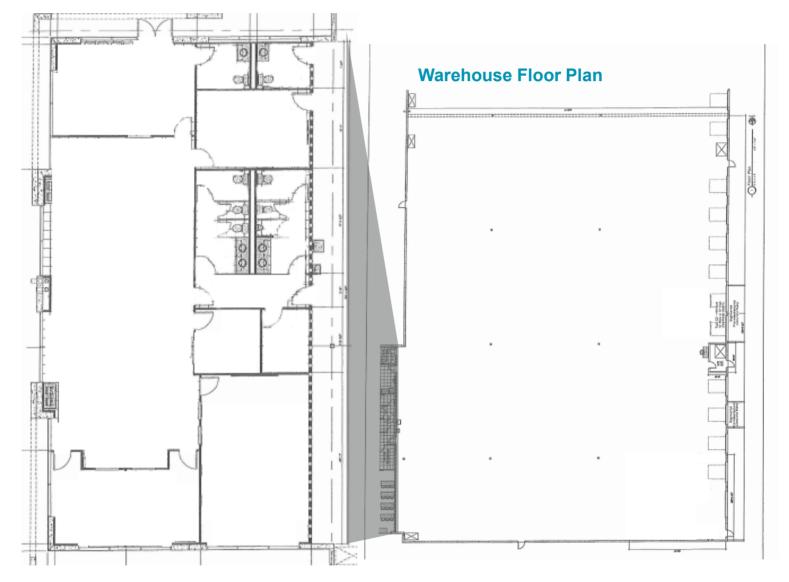
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Office Floor Plan



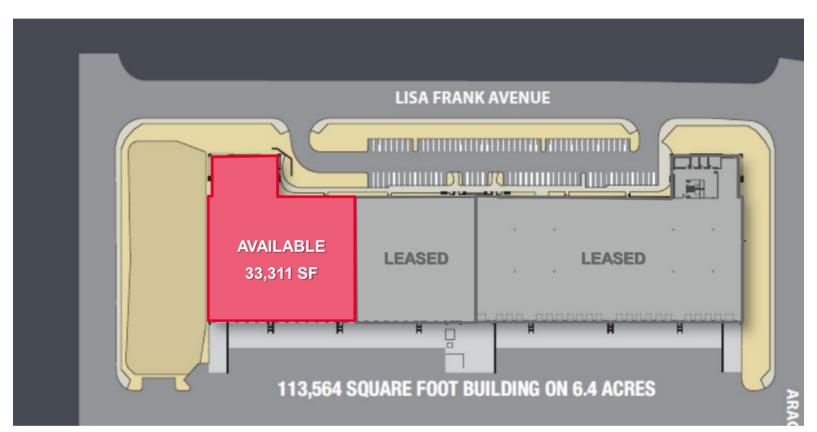
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Floor Plan

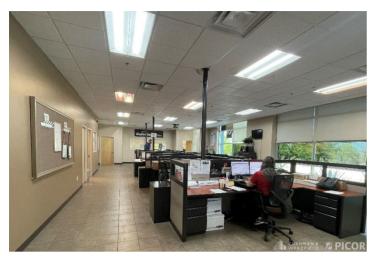




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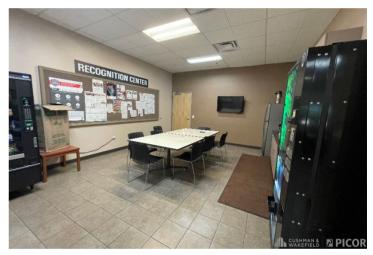


Warehouse



Conference Room

Warehouse



Break Room



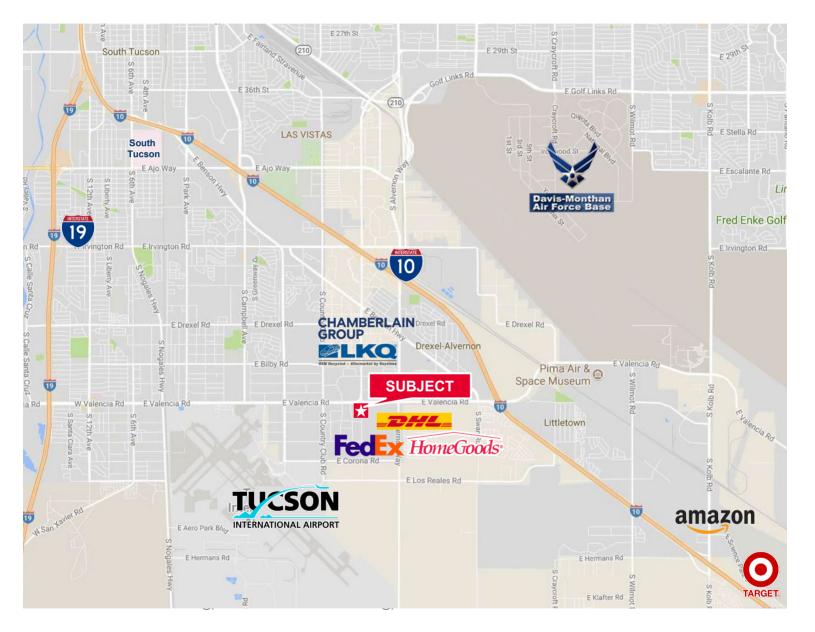
Exterior

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Trade Map



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