

AIRPORT INDUSTRIAL

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

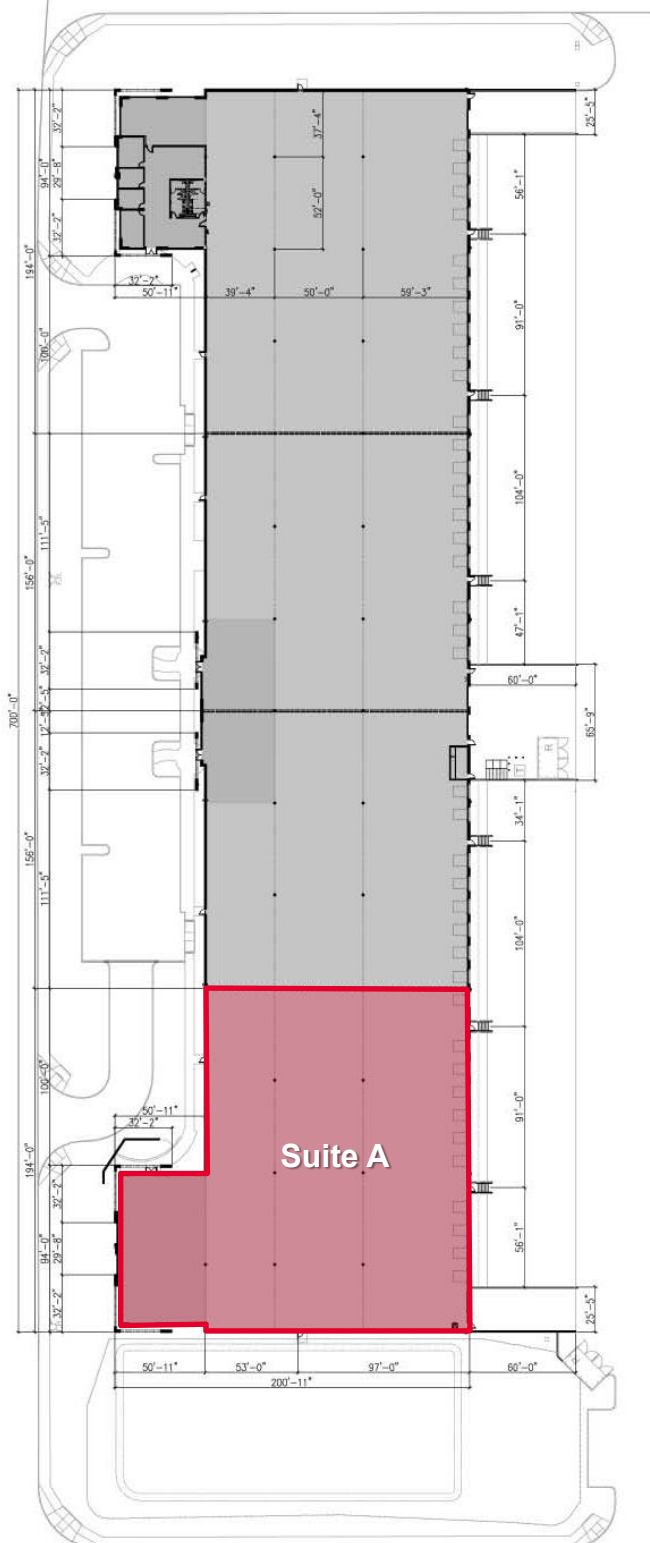


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Site Plan



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

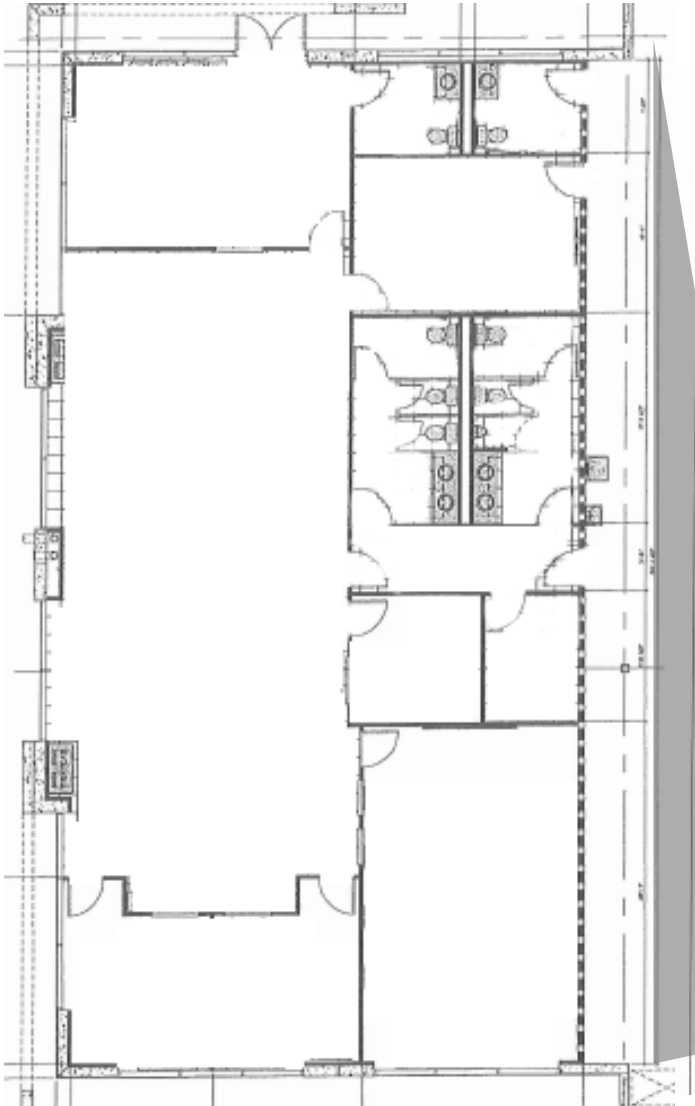
Building Specific Attributes

- 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

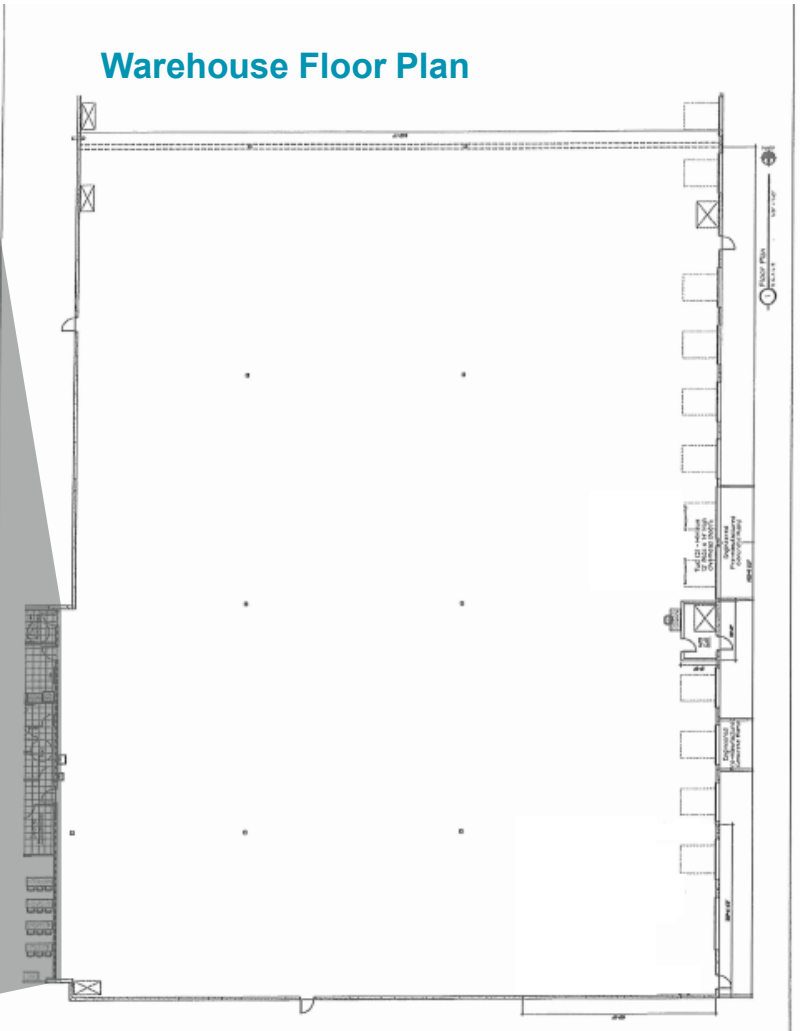
General Site Specifications

- 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
- Sperate 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 performance 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

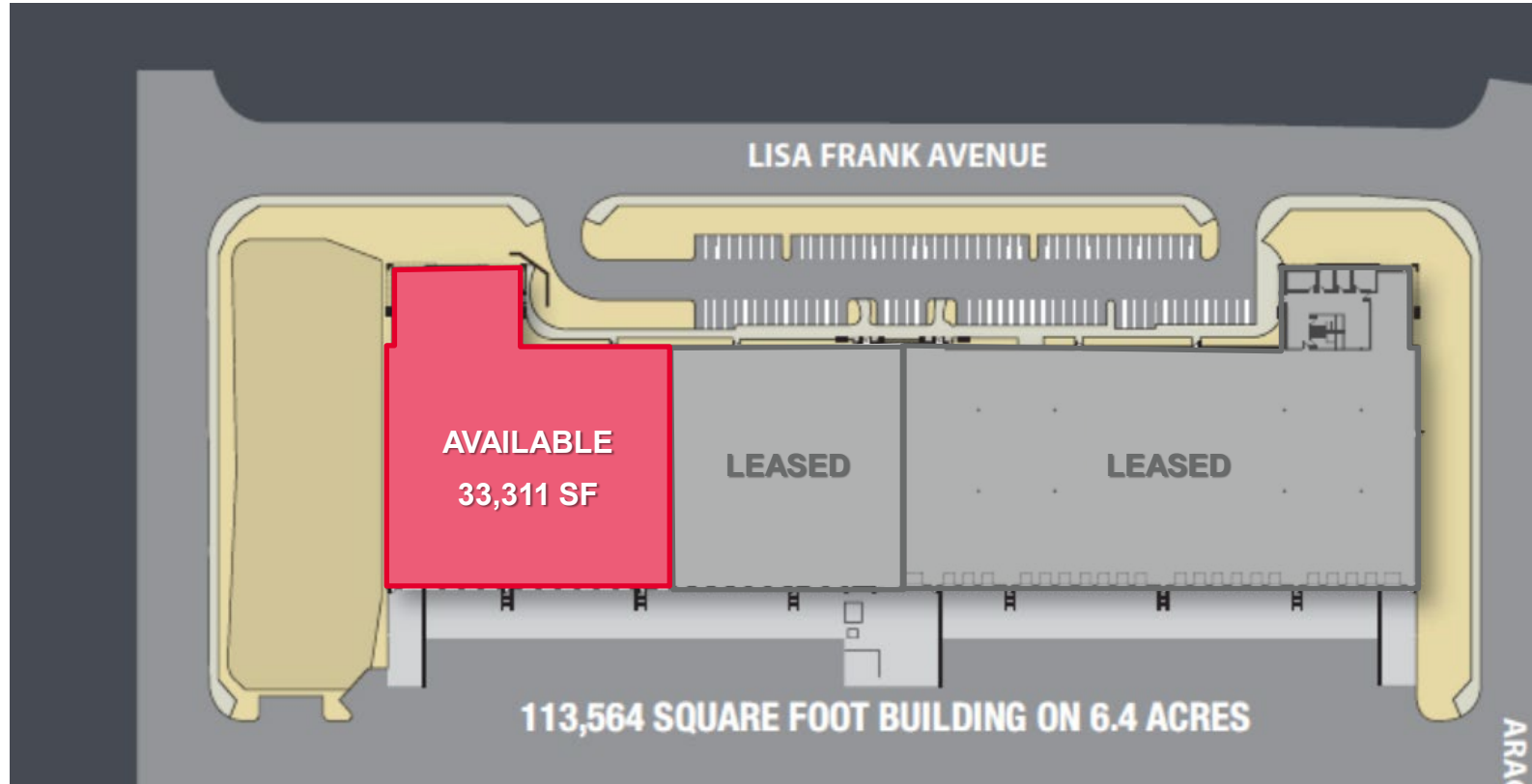
Office Floor Plan

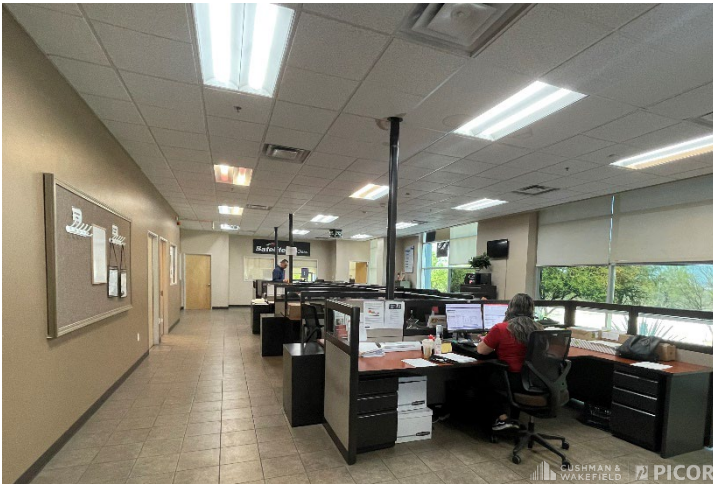


Warehouse Floor Plan



Floor Plan

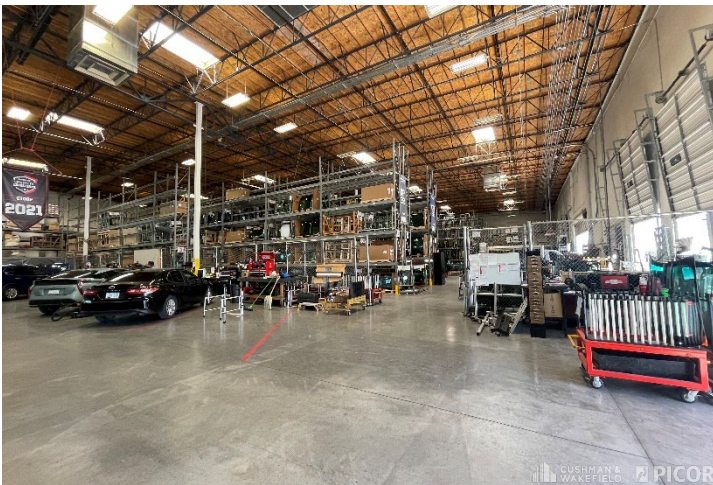




Offices



Warehouse



Warehouse



Break Room



Conference Room



Exterior

Trade Map

