

WAREHOUSE/DISTRIBUTION BUILDING
OFFICE REMODEL JUST COMPLETED

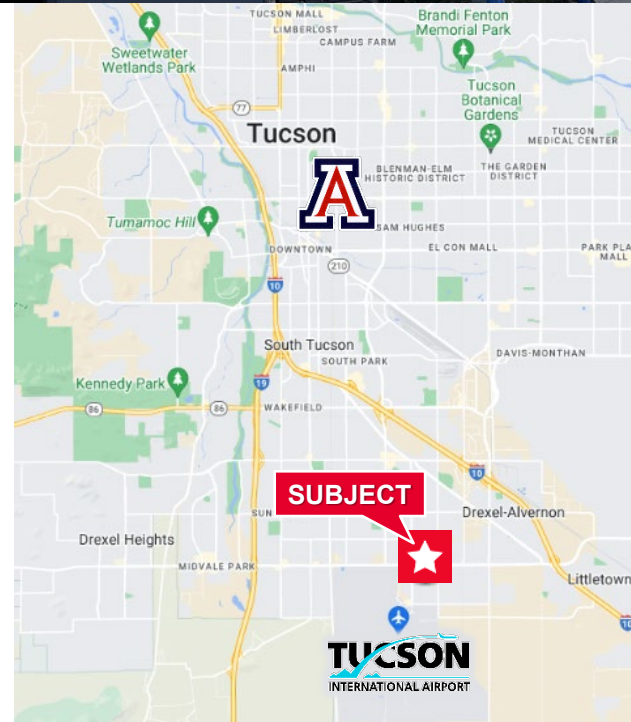
- New, energy efficient LED lighting
- New, practical office layout with clean, modern finishes
- Newly serviced loading doors & new utility sink in warehouse

±15,000 SF Warehouse/Distribution Building
Lease rate: \$0.95/SF NNN
Property Highlights

- Freestanding warehouse/distribution building with excess truck parking
- Half a mile to Tucson International Airport
- One mile to Interstate 10
- Robust distribution infrastructure

Property Details

Possession	Available June 1, 2024
Lease Type	Est. NNN \$0.22/SF
Zoning	I-1, Light Industrial (City of Tucson)
Loading	4 Dock Doors, measuring 10.5' x 12' 6 Grade Level Doors, measuring 8.5' x 10'
Clear Height	18'
Power	110/220, 277/480v, 3 phase, 4 wire
Construction	Concrete Tilt



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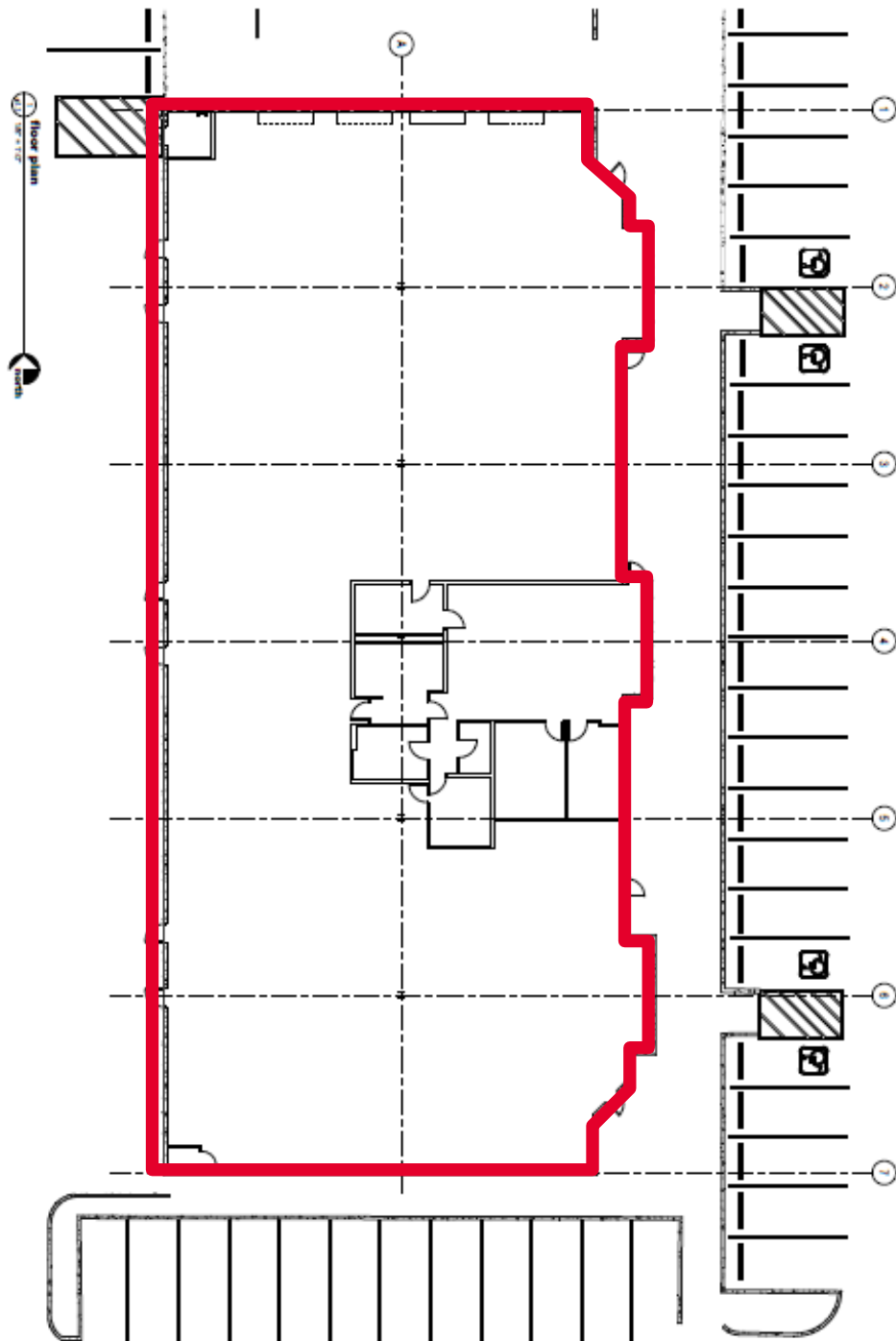
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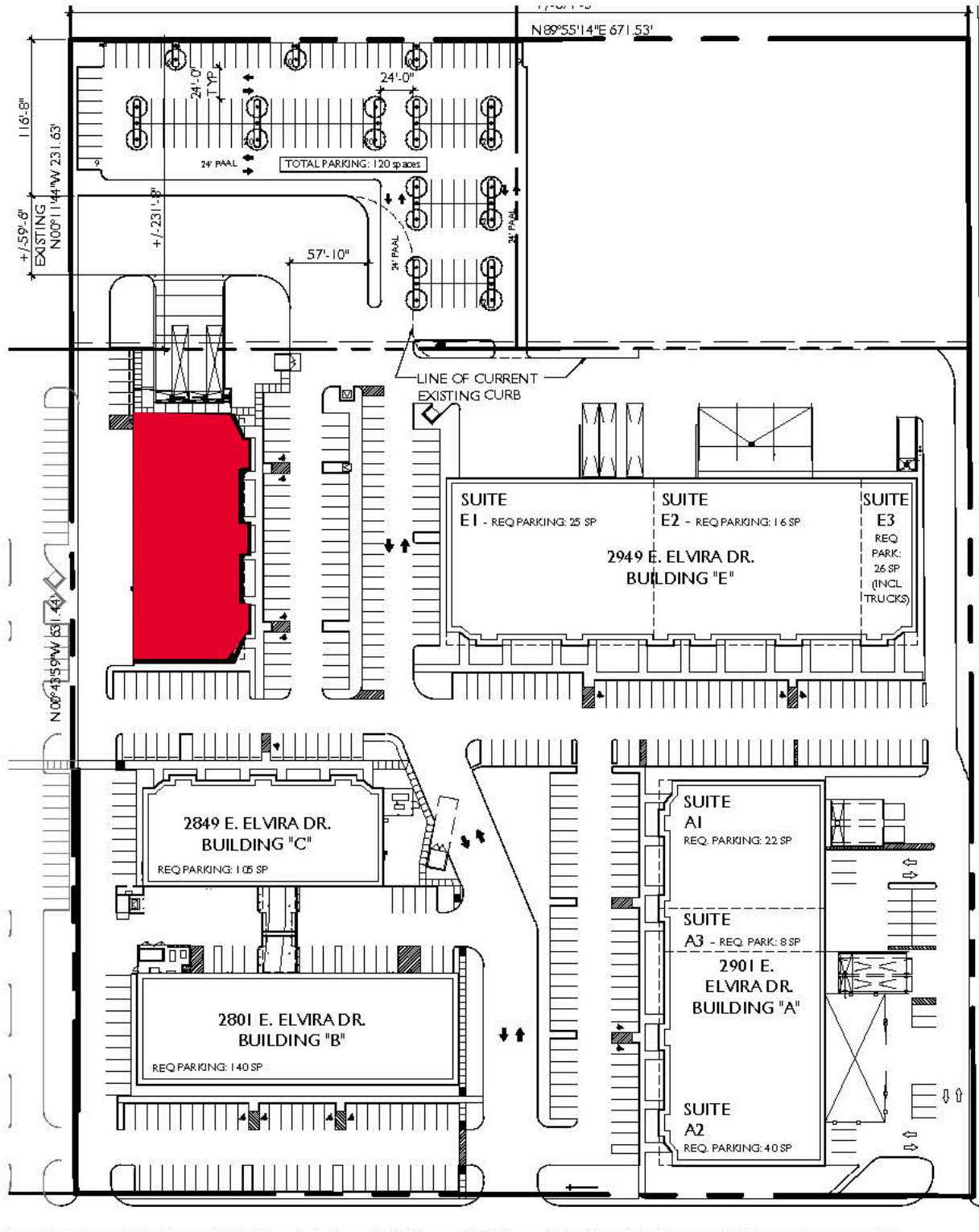
Newly completed office space and building refresh



Floor Plan



Site Plan



Aerial



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4/2/2024

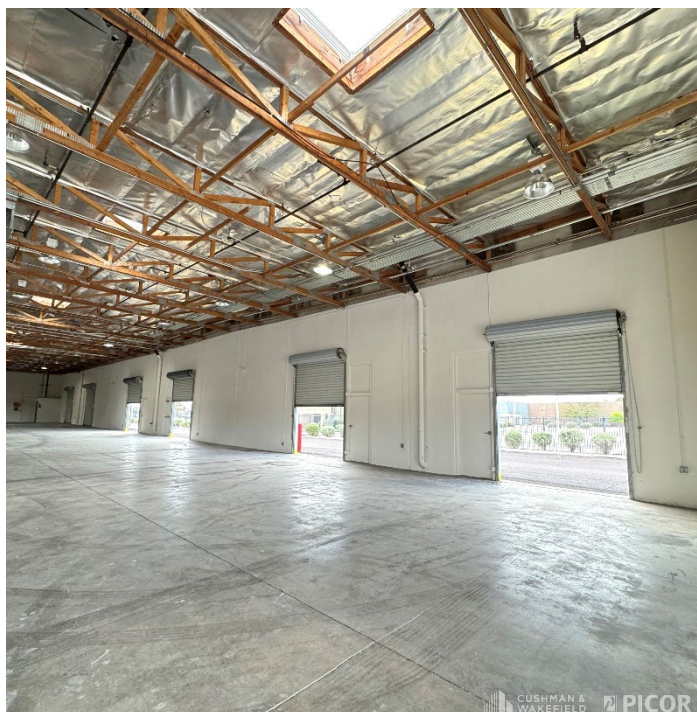
Property Photos



North Loading



West Loading



Trade Map

