

INDUSTRIAL

31,042 SF Available
Lease Rate: \$24,834 (80¢ / SF) Per Month NNN
Sale Price: \$3,100,000 (\$99.86 / SF)
Property Details

Office SF	5,341 SF
Ceiling Height	19'
Loading	2 Dock loading doors
Power	1,200 Amp, 277/480 Volt, 3 Phase (expandable)
HVAC	100% AC
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1997
Lot Size	3.09 Acres (134,600 SF)
Zoning	Tucson PAD-12
Taxes (year)	\$39,964.13 (2020)

Property Highlights

- Fully air conditioned building with heavy power
- Freestanding industrial building with fenced yard
- Prominent eastside location near Vail and the UA Tech Park
- Easy access to Interstate 10



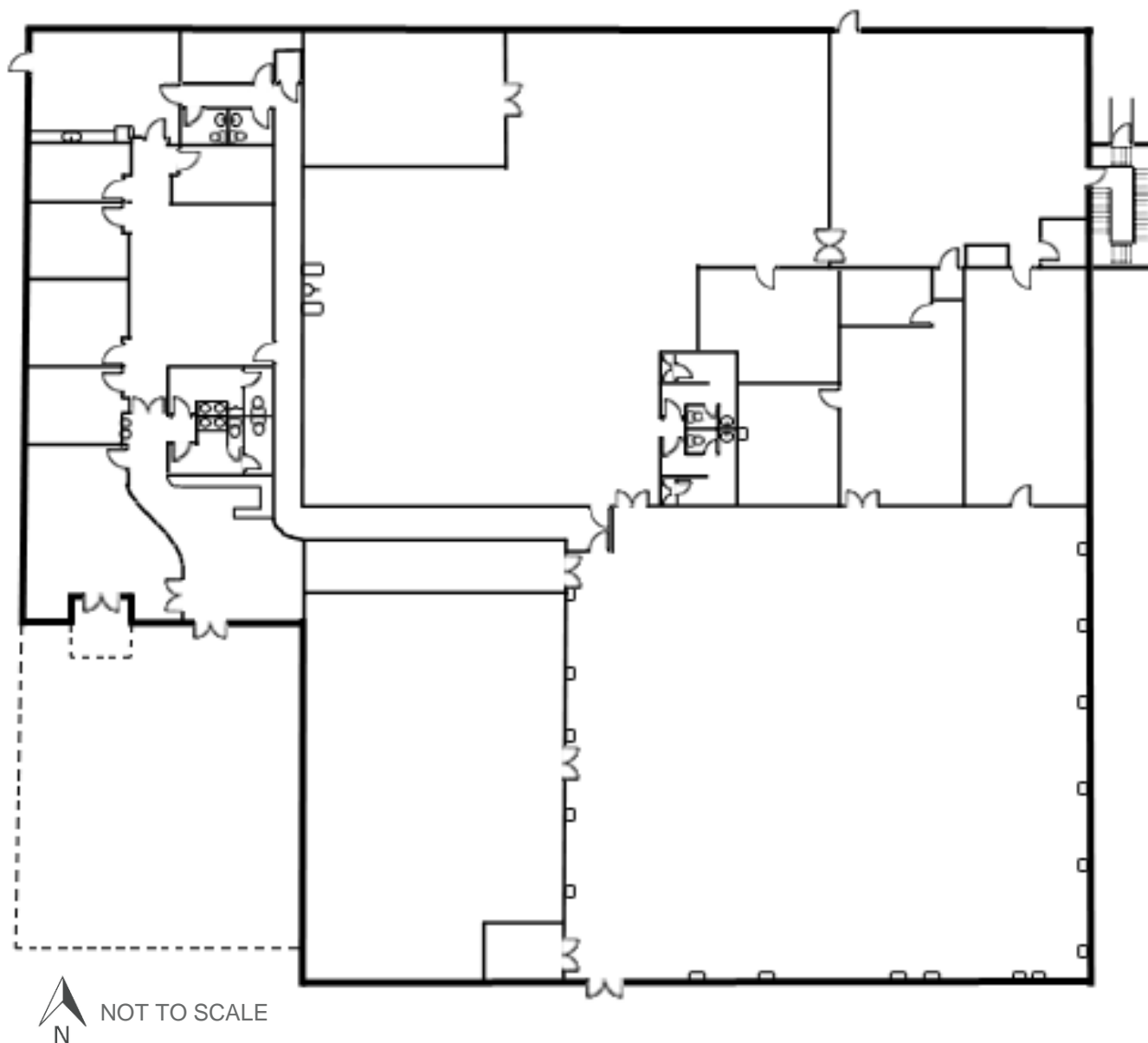
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Floor Plan

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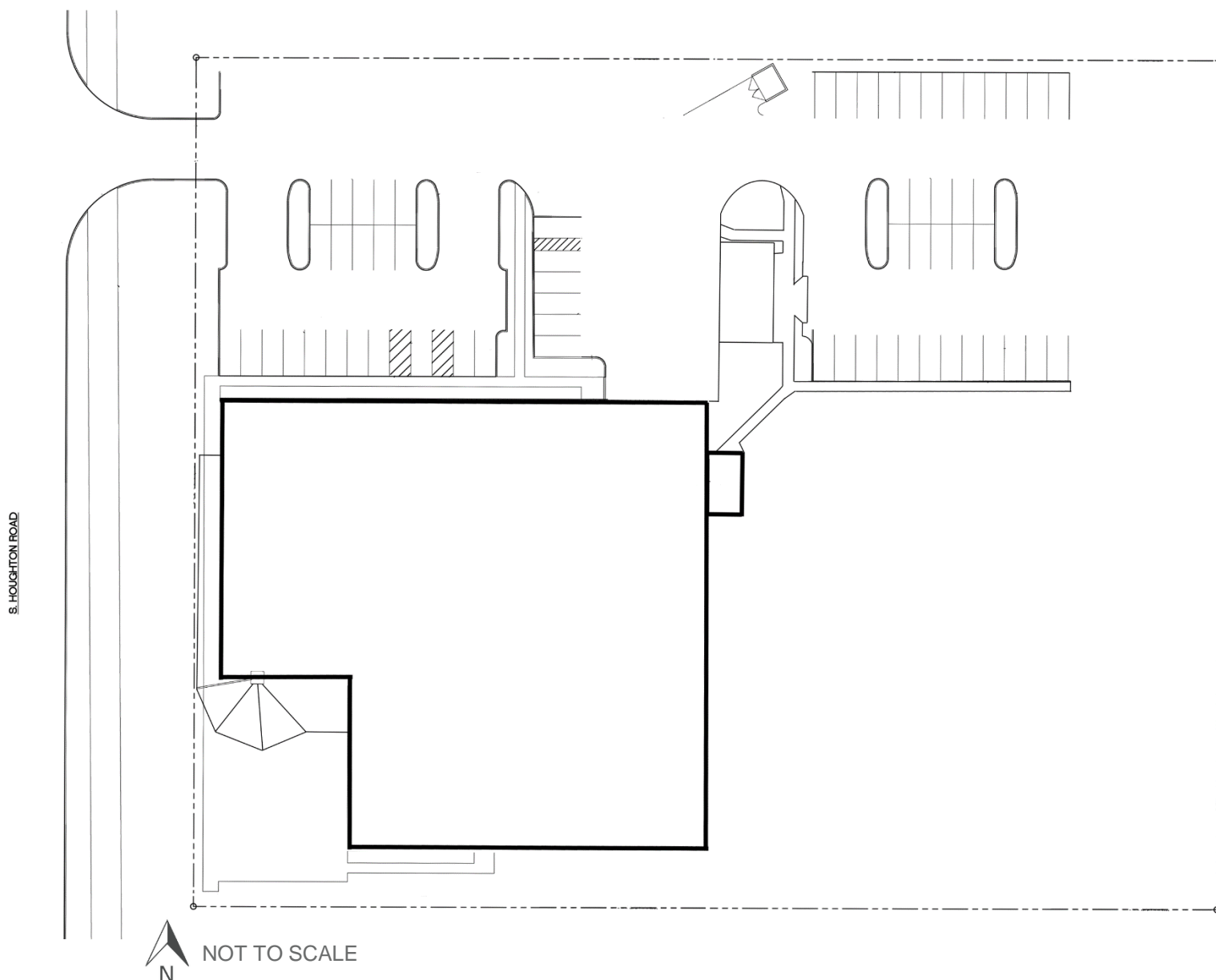
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5/19/2021

Site Plan

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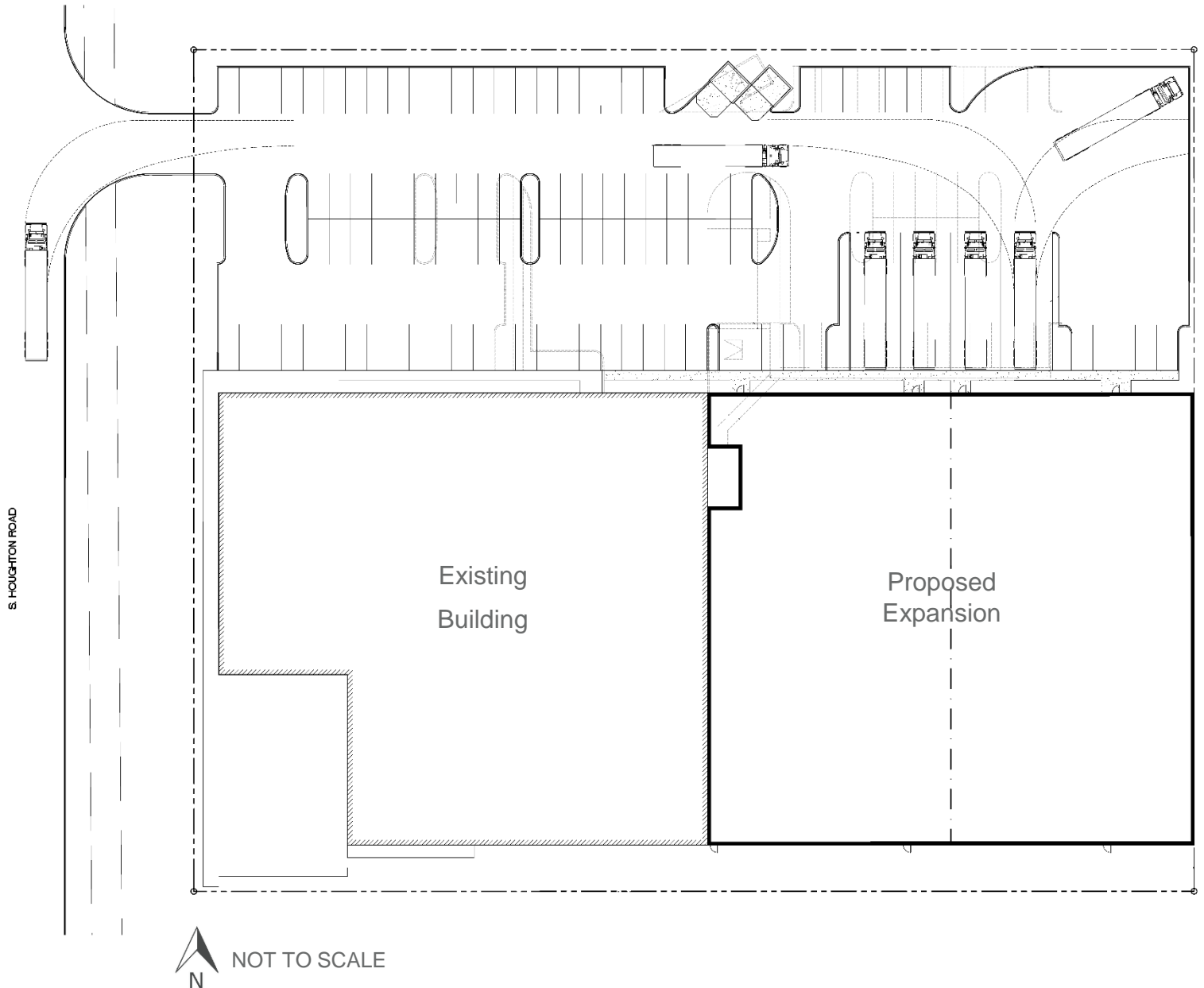
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Proposed Expansion Plan



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Aerial

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