

OFFICE / WAREHOUSE / MANUFACTURING



Lease Rate: \$0.60/SF/Mo. NNN
NNN Charges: Est. ±0.21/SF/Mo

Property Details

Loading	10 x 10' Grade Level Doors
Construction	Concrete Tilt
Clear Height	15'
Zoning	I-1, (Light Industrial) City of Tucson (R)

Property Features

- Nice combination of office and warehouse in Tucson's premier Eastside Research Commerce Park



For more information, please contact:

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Available Suites

1630 E. Research Loop	Size	Rent	Build-Out	Cooling	Power
Suite 160	±1,295 SF	\$0.60/SF/Mo. NNN	25% Office, 75% Whse, 1 Bathroom	HVAC & EVAP	200 amp, 240V, 3-Phase
Suite 180	±1,996 SF	\$0.60/SF/Mo, NNN	100% Office, 2 Restrooms	100% HVAC	200 amp, 240V, 3-Phase

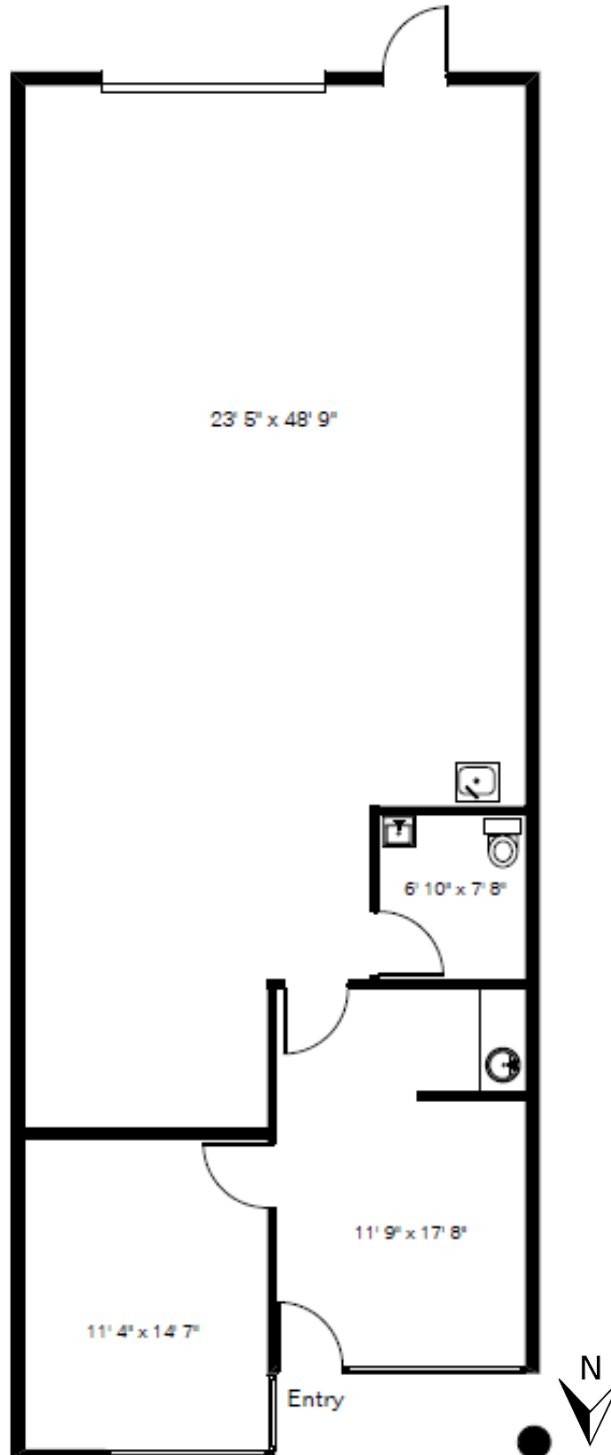
1642 S. Research Loop	Size	Rent	Build-Out	Cooling	Power
Suite 120	±2,489 SF	\$0.60/SF/Mo. NNN	15% Office, 85% Whse, 1 Restroom	HVAC & EVAP	200 amp, 240V, 3-Phase

1646 E. Research Loop	Size	Rent	Build-Out	Cooling	Power
Suite 140 - 150	±2,322 SF	\$0.60/SF/Mo. NNN	40% Office, 60% Whse	HVAC & EVAP	400 amp, 240V, 3-Phase

Floor Plan

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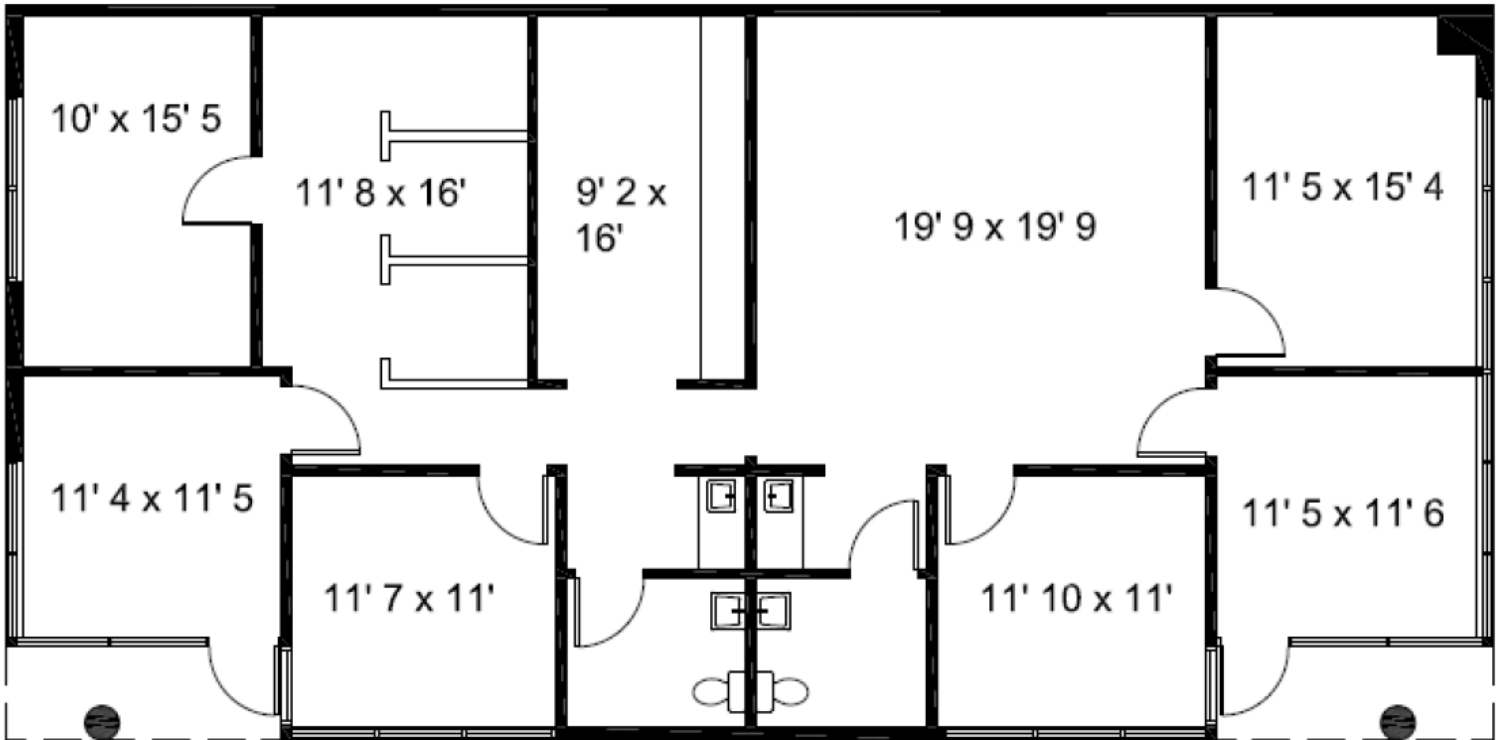
1630 E. Research Loop, Suite 160 (±1,295 SF)
1 Restroom, 25% Office, 75% Warehouse
\$0.60/SF/Mo, NNN



Floor Plan

1630 E. Research Loop, Suite 180 (±1,996 SF)
2 Restrooms, 100% Office
\$0.60/SF/Mo, NNN

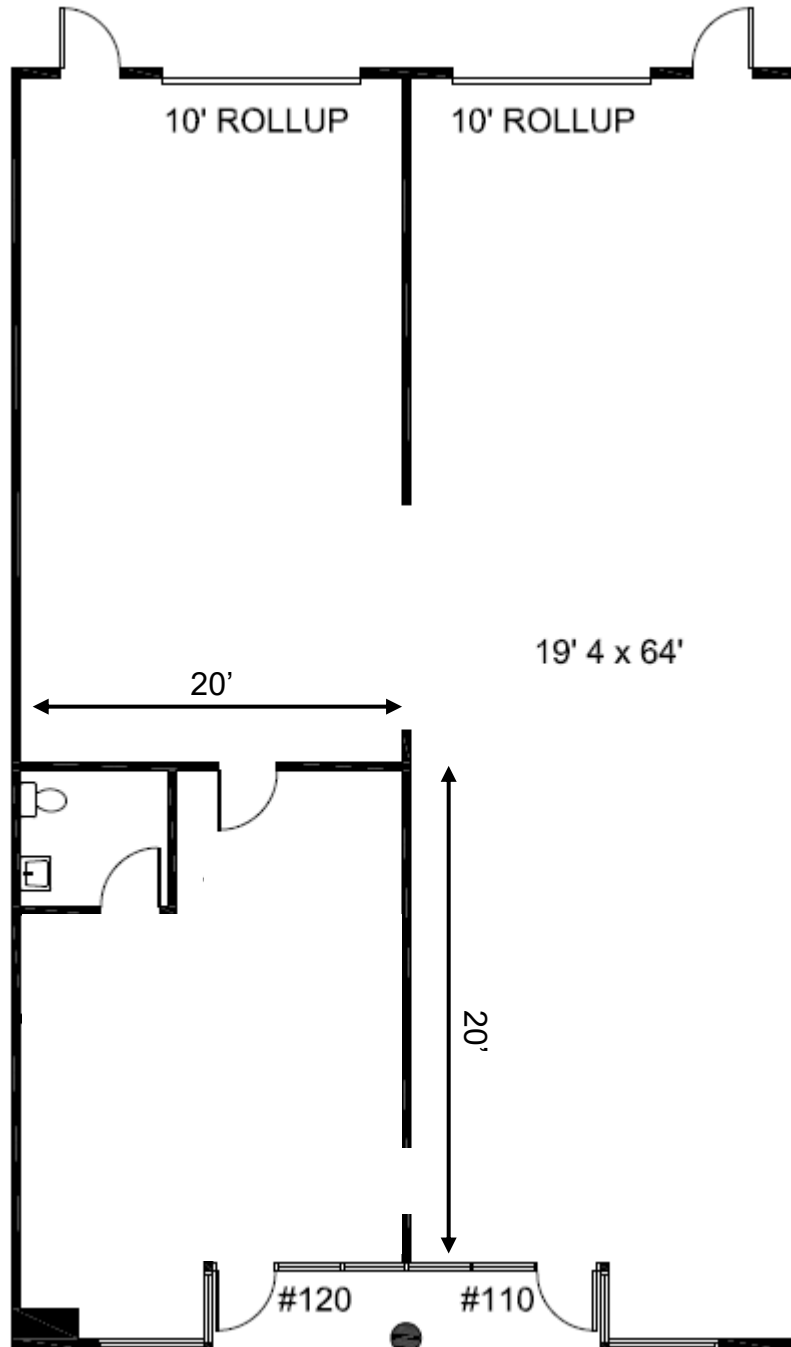
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Floor Plan

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1642 E. Research Loop Road, Suite 120 (±2,489 SF)
\$0.60/SF/Mo, NNN



Floor Plan

1646 E. Research Loop, Suite 140 - 150 (±2,322 SF)
\$0.60/SF/Mo, NNN

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