



WAREHOUSE / OFFICE

±2,360 SF Industrial Warehouse / Office
Lease Rate: \$2,360.00 (\$1.00/SF) / Month / MG

Property Highlights

- Adjacent to Tucson Marketplace at the University of Arizona Bioscience Park
- Located Directly Across from the I I-10 access ramp

Property Details

Zoning	Zoning: I-1 (Light Industrial)
Power	400 Amp/277/240v/Phase 3
Air-Conditioning	100%
Ceiling Height	18'
Loading	Grade Level Doors One (1) 12' X 14' Each Condo

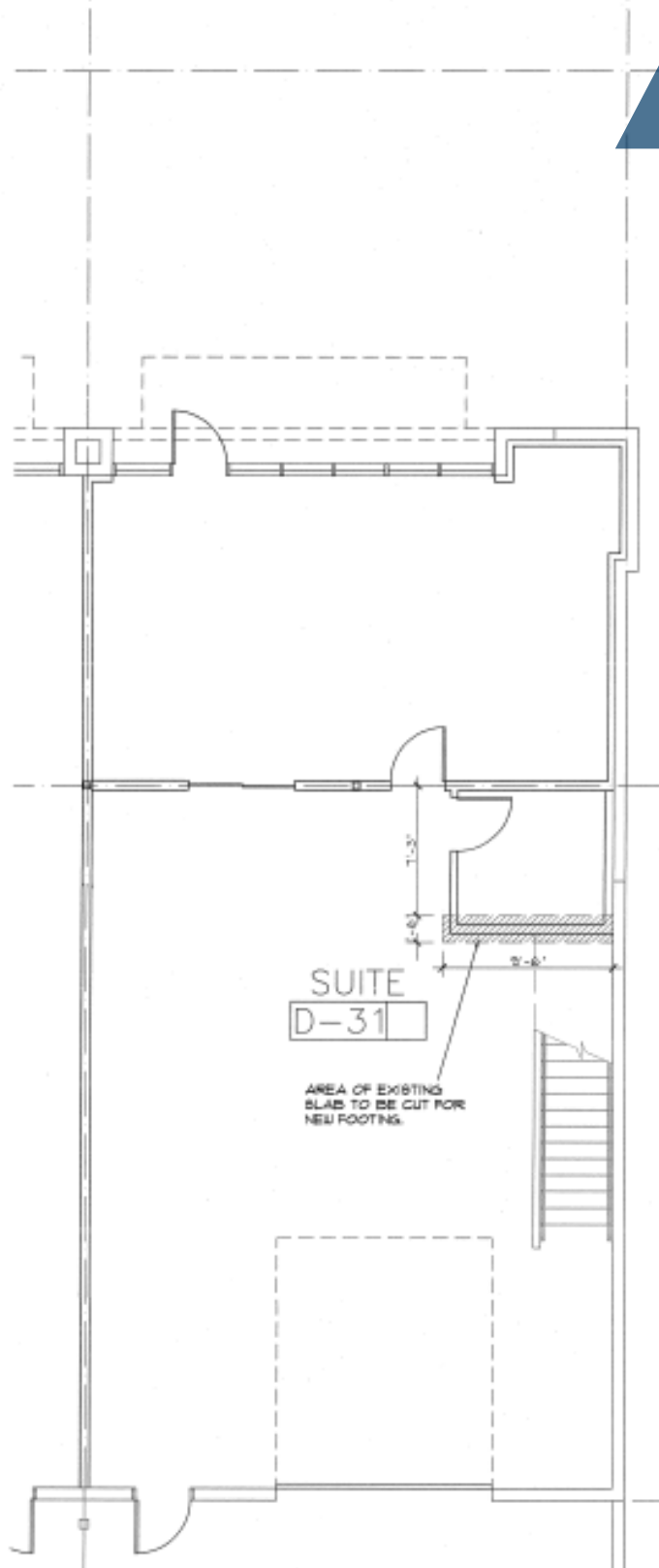


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Floor Plan

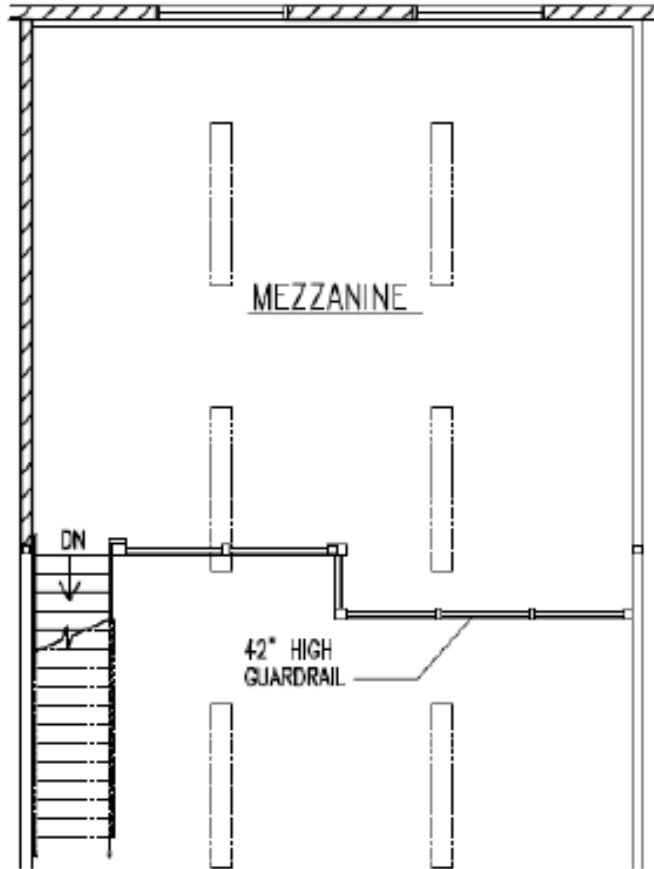
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MEZZANINE LEVEL

+/- 800 SQ. FT.

MEZZANINE AREA

- LARGE MEZZANINE AREA ACCESSIBLE BY UNFINISHED WOOD STAIRS.
- 42" HIGH WOOD FRAME GUARDRAIL.
- UNFINISHED WOOD DECK FLOOR.
- EXPOSED STRUCTURE CEILING.

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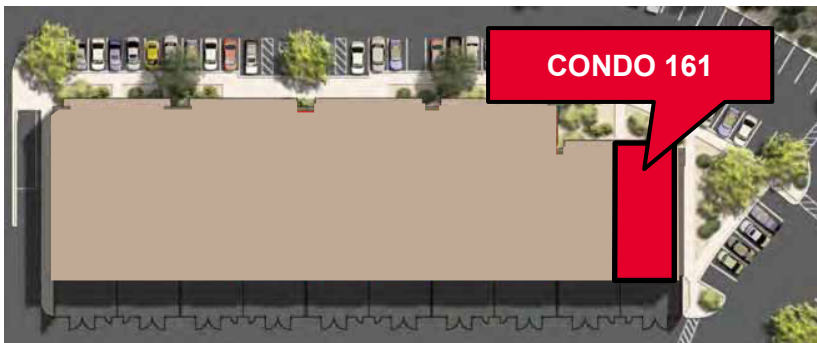
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12/10/2024

Site Plan

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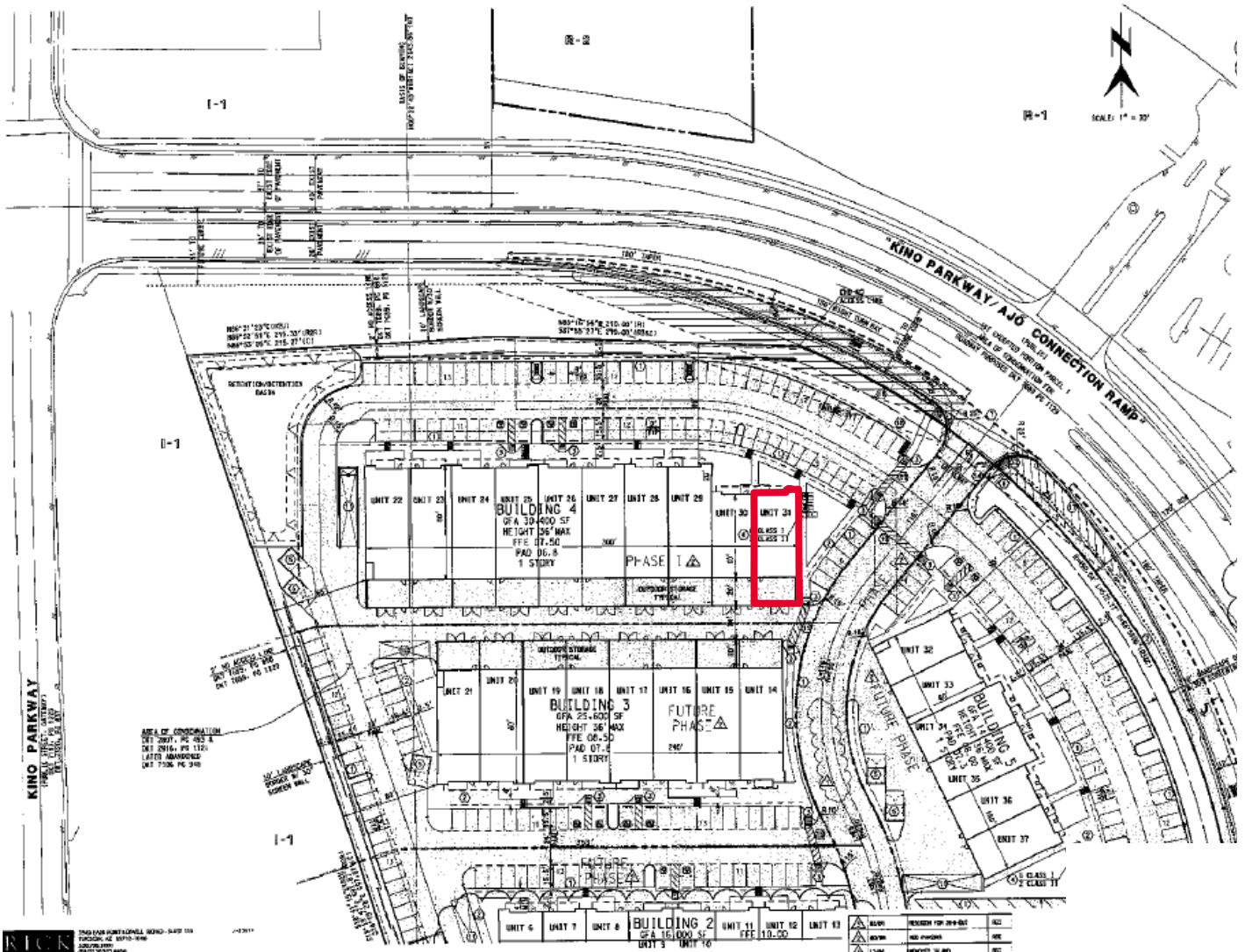
Traffic Counts 24-hr. two-way volume of average weekday traffic.
Source: Pima Association of Governments

Kino Parkway	33,176 VPD (2023)
Ajo Way	23,483 VPD (2023)
I-10	112,150 VPD (2022)

*Plan not to scale

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