



**3,315 SF Building with Yard Area
Lease Rate: \$3,250/Mo., MG**

Property Highlights

- Major updates recently completed—all new roof, HVAC, electrical, plumbing, asphalt/gravel, and office/restroom buildout
- Fully fenced yard area
- Located within ¼ mile of SR 210/Aviation Corridor (Tucson’s only crosstown expressway)
- Bonus 1,250 SF exterior canopy area

Property Details

Building Size	3,315 SF
Site Area	14,398 SF combined (two tax parcels)
Zoning	CI-1 (AE), Light Industrial, Pima County
Loading	Three (3) 10'x10' grade level doors One (1) 8' x 12' grade level door
Office Area	Est 10%
Power	200A 240V 3-phase



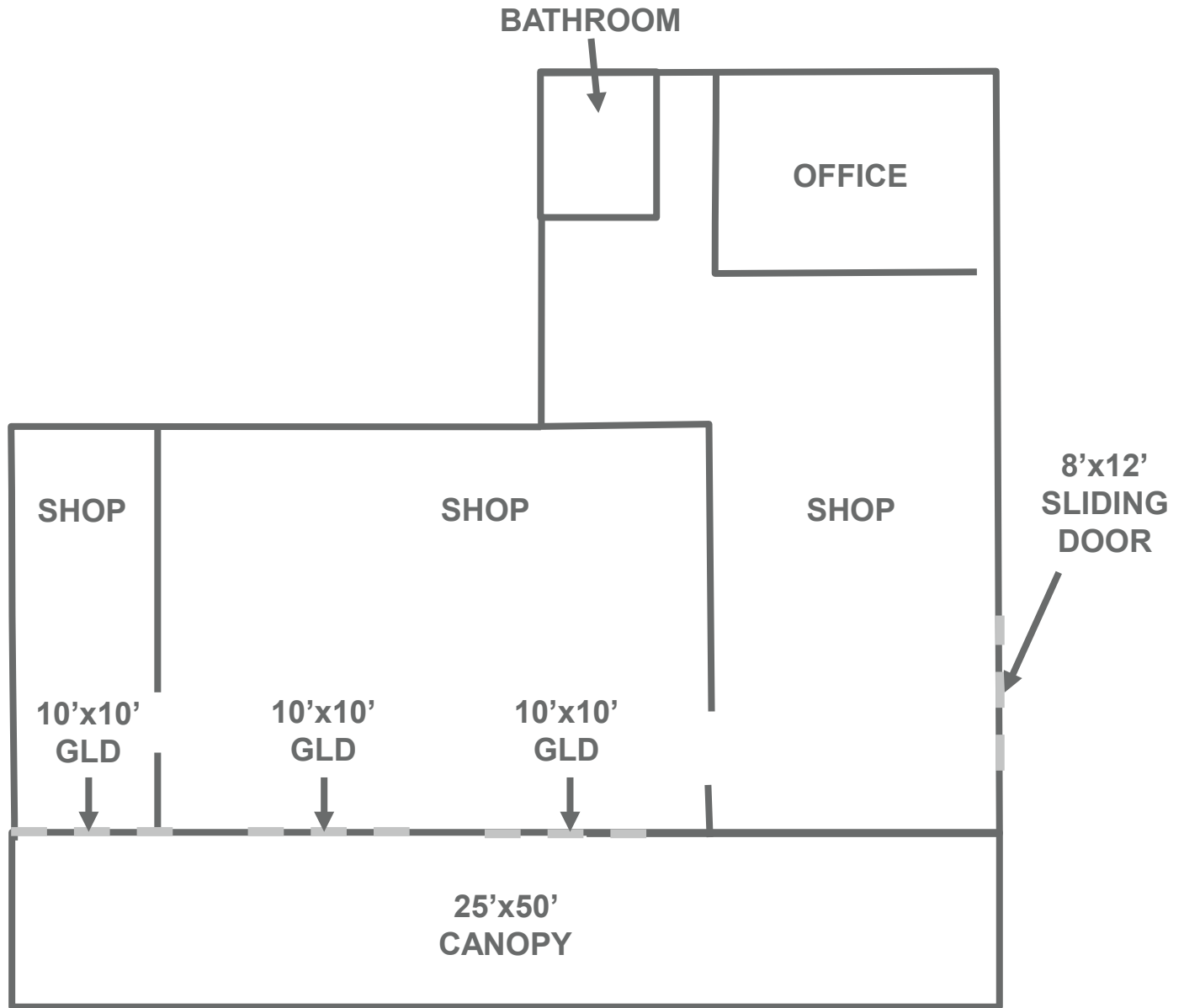
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Floor Plan



*Not to scale



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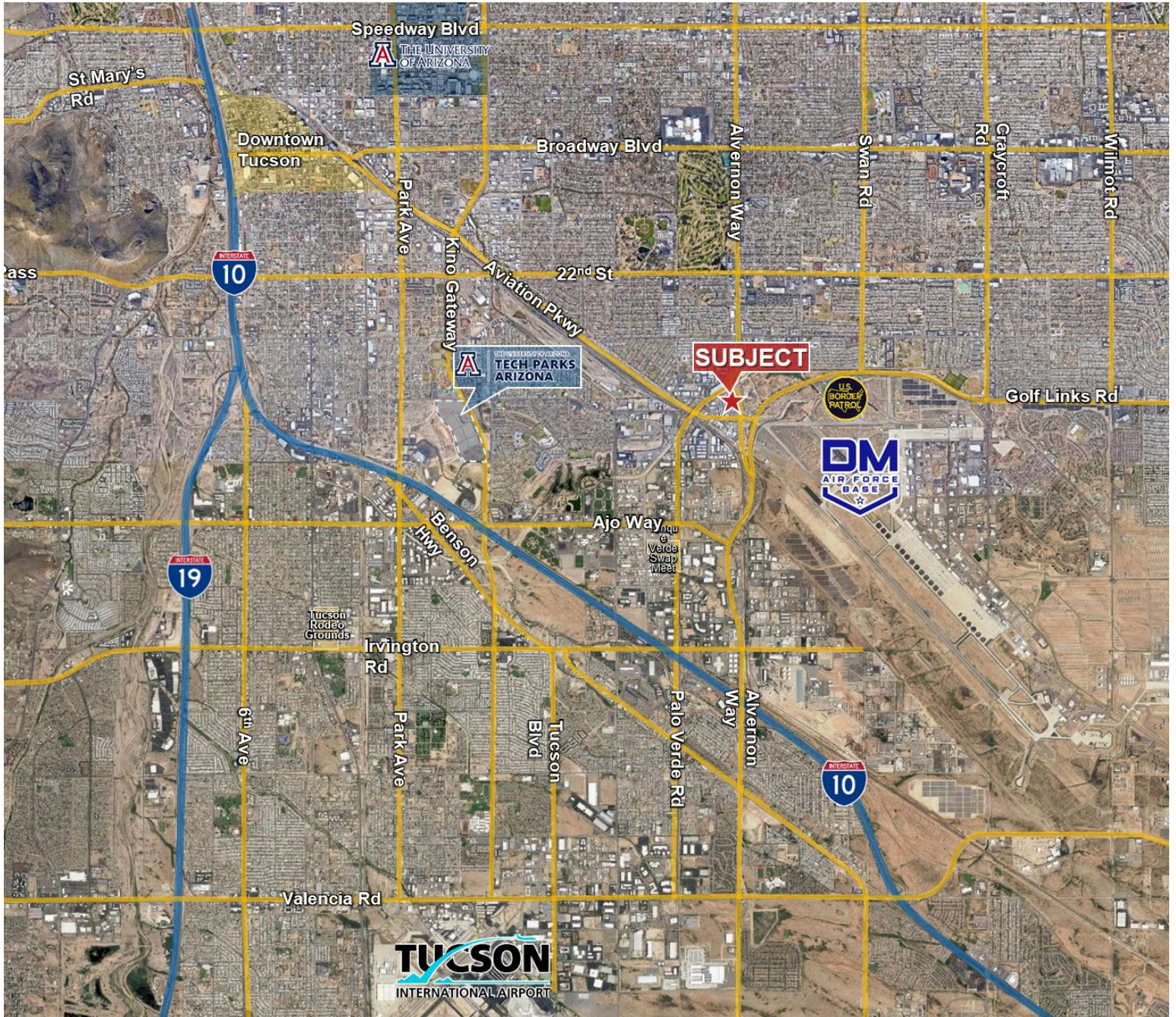
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Trade Map



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2/17/2023