



**±17,277 SF Industrial Shell Space
Lease Rate: \$0.60/SF, MG**

Property Highlights

- Located in MIDVALE PARK COMMERCE CENTER
- Commerce Court is one block south of Valencia Road and one mile West of I-19.



Property Details

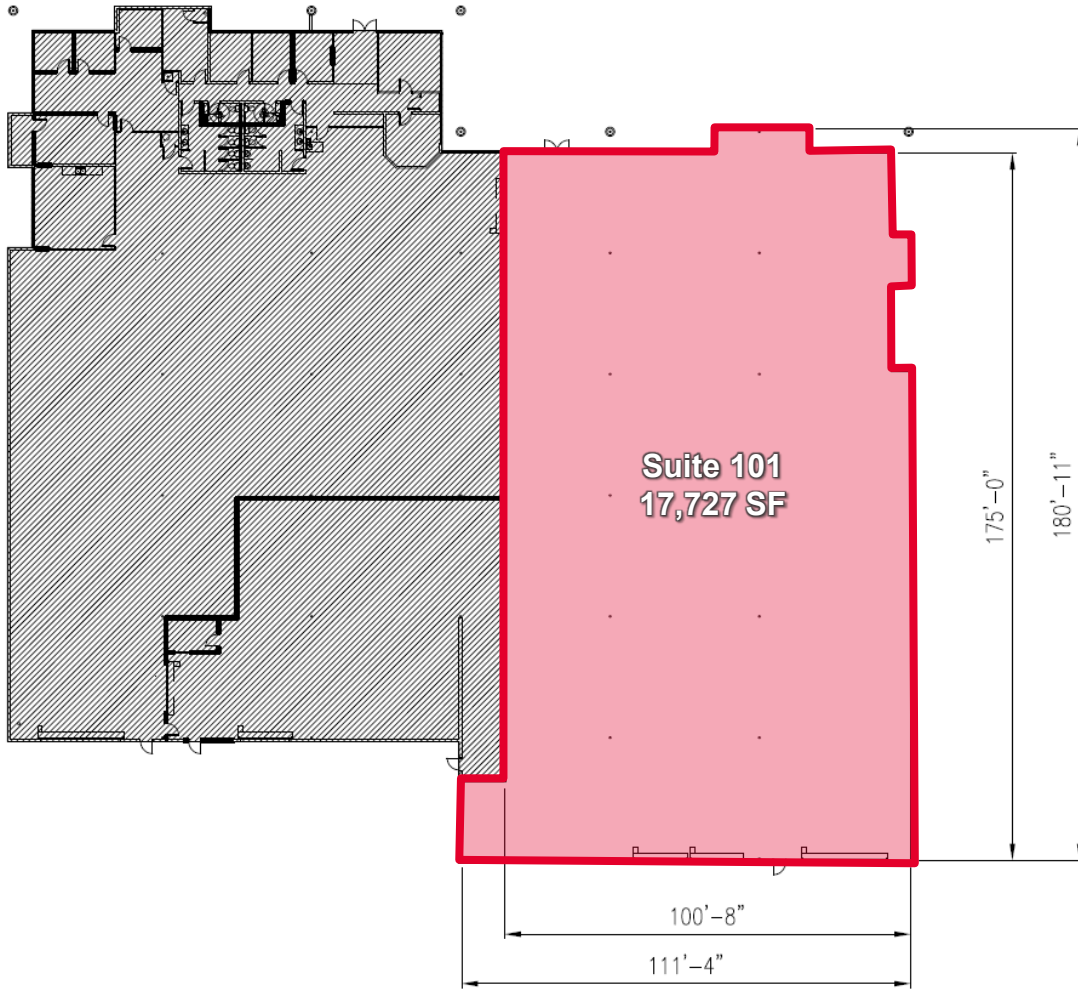
Lot Size	±40,000 SF for parking and fenced storage
Zoning	I-1, City of Tucson (light industrial)
Assessor Parcel No.	Portion of 138-24-093C
Power	400-amp 480V 3 phase
Utilities	<ul style="list-style-type: none"> • Southwest Gas • City of Tucson water and sewer
Loading	(2) Two docks with 10' x 10' garage doors (1) One grade level door with (1) one - 16' high by 20' wide grade level door
Cooling	Warehouse- Evaporative cooling
Clear Height	22'
Column Spacing	30' N. to S. 37' E. to W.
Notes	The approximately ±18,000 Suite is in shell condition however, the owner is prepared to complete Tenant Improvements for a Term Lease. Inquiry to Broker.

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Floor Plan

INDUSTRIAL



For more information, please contact:

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