



Property Highlights

- Excellent location on the Northwest side of Tucson
- Single tenant property with fenced yard
- Property is fenced and includes two gates along Gardner Lane
- Property is adjacent to both the I-10 interchange at Prince Road and Ruthrauff Road

Property Details

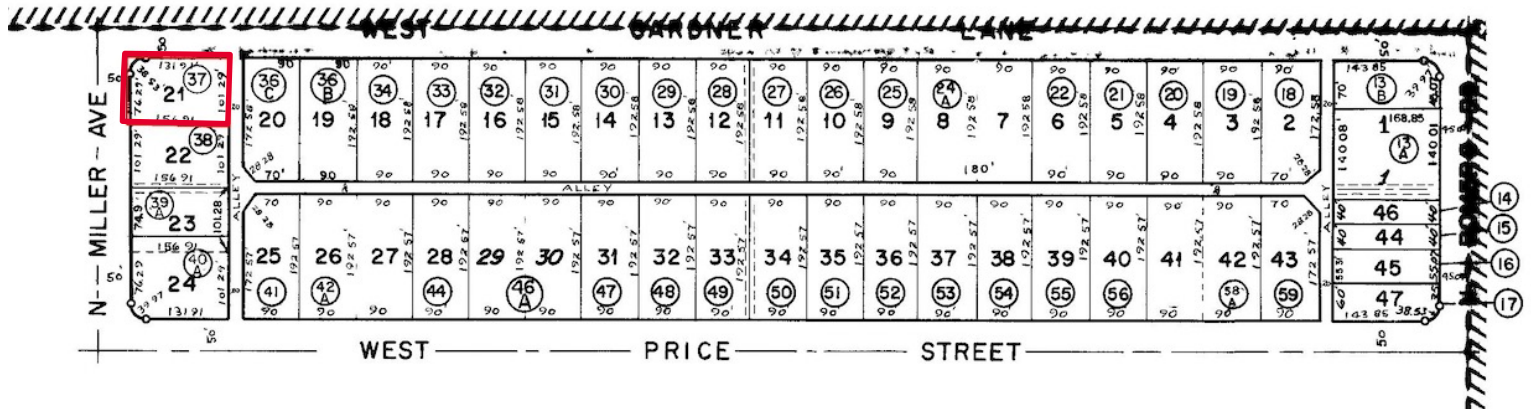
Available	600 SF – Office Building 2,500 SF – Canopy 15,756 SF (.36 Acre) – Yard
Lease Rate /Type	\$2,500 / Mo., MG
Assessor Parcel No.	104-06-0370
Utilities	Water – Flowing Wells Wastewater – Pima County Power – TEP No Gas Service
Power	400 Amp 240V 3 Phase
Zoning	I-1, City of Tucson (Light Industrial)
Notes	Property has a combination of paving, gravel, and concrete yard



Ron Zimmerman
Principal, Commercial Properties
+1 520 248 0427
rzimmerman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Site Plan



Ron Zimmerman
 Principal, Commercial Properties
 +1 520 248 0427
rzimmerman@picor.com

PICOR Commercial Real Estate Services
 5151 E. Broadway Blvd, Suite 115
 Tucson, Arizona 85711
 phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12/28/21