



±10,340 SF with Fenced Yard Area Lease Rate: \$0.70/SF/Month, NNN

Property Highlights

- Well-maintained former steel fabrication facility – features clear span warehouse/shop interior, three (3) bridge cranes, and heavy 3-Phase power
- Fully fenced and gated yard area with access from two streets
- Located within ¾-mile of Interstate 10
- Additional exterior canopy work areas (not included in building square footage)

Property Details

Building Size	Bldg 1: ±9,440 SF Bldg 2: ±900 SF
Office Area	Presently 15%
Site Area	±29,260 SF
Clear Height	14' to 19'
Loading	Grade level (including a 14' tall door) Partial dock-high (32") loading platform
Zoning	I-1, Light Industrial, City of Tucson
Power	Est. 1000 amps 480V 3-Phase
Natural Gas	Available (meter presently disconnected)



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