



**10,475 SF Freestanding Office/Warehouse Building (Plus 810 SF Storage Building)  
Sublease Rate: \$0.70/SF/Mo, MG**

**Property Details**

Building Size	10,475 SF (Plus separate 810 SF storage building)
Site Area	42,146 SF (0.97 Acres)
Showroom/Office Area:	Est 20%
Clear Height	12' to 13.5'
Power	3-Phase available
Loading	(6) Six 11'W x 10'H grade doors (1) One 12'W x 10'H grade door
Fire Sprinklers	Yes
Zoning	C-2, City of Tucson

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**Property Highlights**

- Freestanding C-3 zoned showroom/office/warehouse building with yard area
- Park Avenue frontage and identity
- Located within 1.5 miles of Interstate 10, Downtown Tucson, and the University of Arizona