



3,840 SF (Plus 700 SF Mezzanine) Industrial Condo

Lease Rate: \$3,500/Mo MG

Property Description

- End-unit with fenced yard area (including 16' wide motorized gate)
- Bonus 700+ SF improved 2nd floor office mezzanine
- 14' tall loading door
- Located in close proximity to I-10, Downtown Tucson, and the University of Arizona



Property Details

Building Size	3,840 SF (4,540 SF usable)
Site Area	7,200 SF
Existing Office Buildout	Est. 40% (Plus Mezzanine)
Clear Height	15'
Loading	One (1) 14'H X 12'W Grade Door
Power	200A Single Phase (With 220V Outlet)
Natural Gas	Available
Zoning	I-1, Light Industrial, City Of Tucson

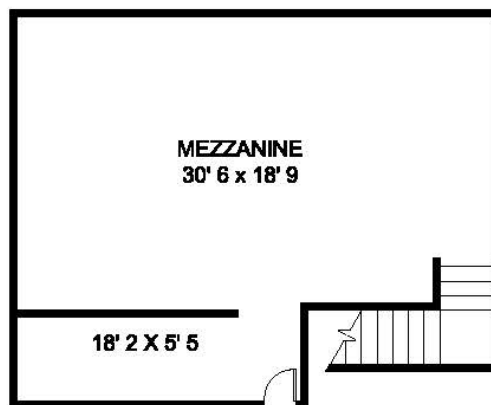
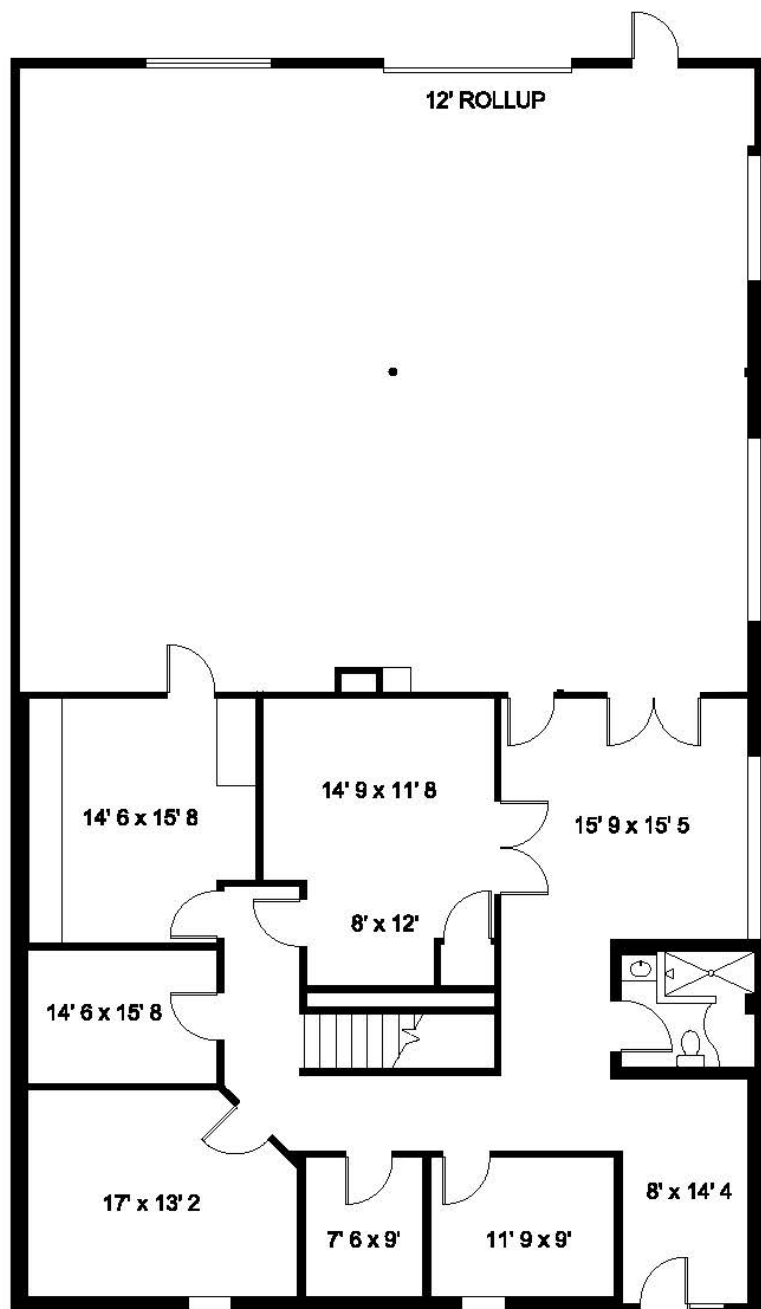
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Floor Plan

INDUSTRIAL



SITE VISIT JUL 2012



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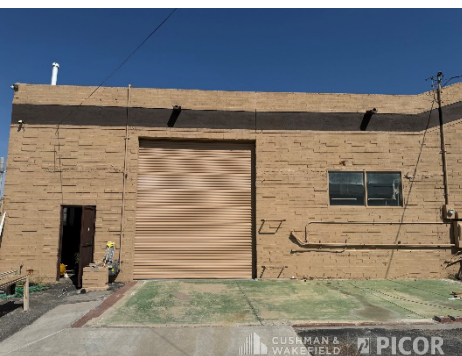
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11/12/2024

Aerial Map & Property Photos

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