



2055 E 17<sup>th</sup> Street

An aerial photograph of an industrial area. A red dashed line outlines a specific property. To the right of this property is a large, white, rectangular industrial building. Below the outlined area, the text "17th Street" is written. An inset photograph in the upper right corner shows a ground-level view of a large, light-colored industrial building with a corrugated metal roof and a paved lot in front.

**Lease Rate: \$4,950/Mo MG**

- Outstanding Central Tucson location—within 1.5 miles of the University of Arizona, Downtown Tucson, and SR-210/Barraza-Aviation Parkway (Tucson's only crosstown expressway)
- Fenced and paved yard area
- 800 amps 3-Phase power

Property Details	
Building Size	8,000 SF
Site Area	15,925 SF
Office Buildout	25% (recently remodeled)
Power	800 amps 120/208V 3-Phase
Clear Height	10.5' to 12'
Loading	One (1) 10'H x 12'W grade door One (1) 10'H x 10'W dock door (40" height)
Zoning	I-1, Light Industrial, City of Tucson

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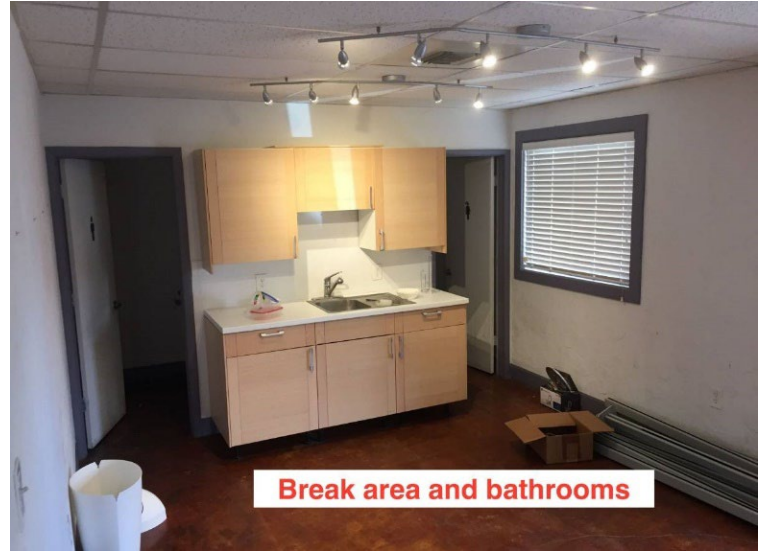
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**Entrance & Reception**



**Break area and bathrooms**



**Storage/Computer  
server**

**Office**



**Manager Office**

**Reception Area**

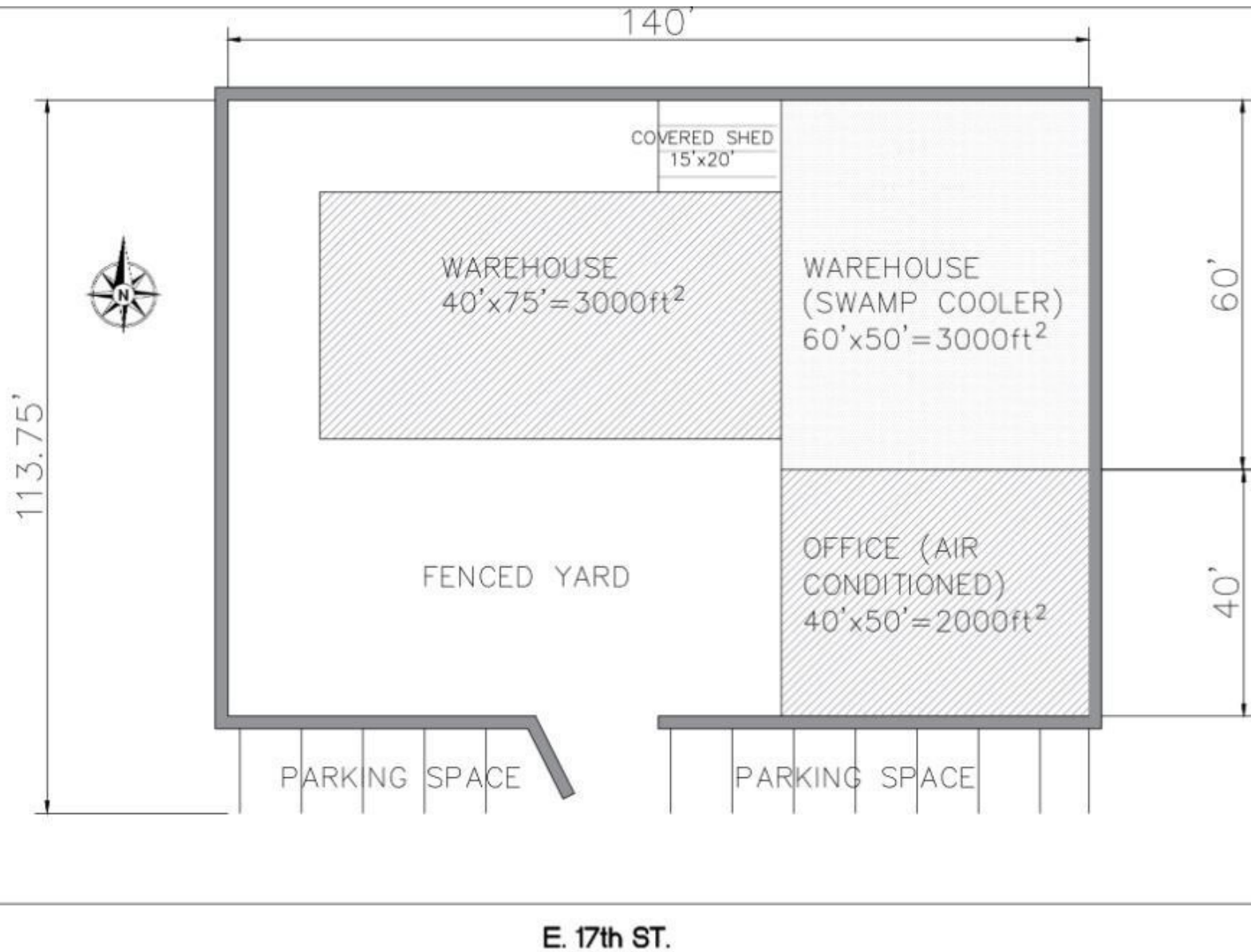


**Warehouse 60x50 feet**



**3000 sq ft steel bldg**

## Site Plan



## Site Plan

