



12,412 SF Industrial Space

Lease Rate: \$12,400 (\$1.00/SF) Per Month, NNN

Property Highlights

- Office / Warehouse building with dock and grade loading
- Quality Business Park with CC&Rs
- Adjacent to Park Avenue interchange with I-10
- Planned improvements: reconditioned HVAC, lighting, parking and roof

Property Details

Warehouse SF	10,922 SF
Office SF	1,490 SF
Ceiling Height	15'
Loading	Grade and dock
Power	120/240 volt, 3 phase
HVAC	A/C: Office, Evap: Warehouse
Construction	Concrete tilt-up
Year Built	1987
Lot Size	31,537 SF
Zoning	I-1 (City of Tucson)
Parking	24 Spaces
Possession Date	June 1, 2024
Property Taxes	\$12,574.62 (2023)

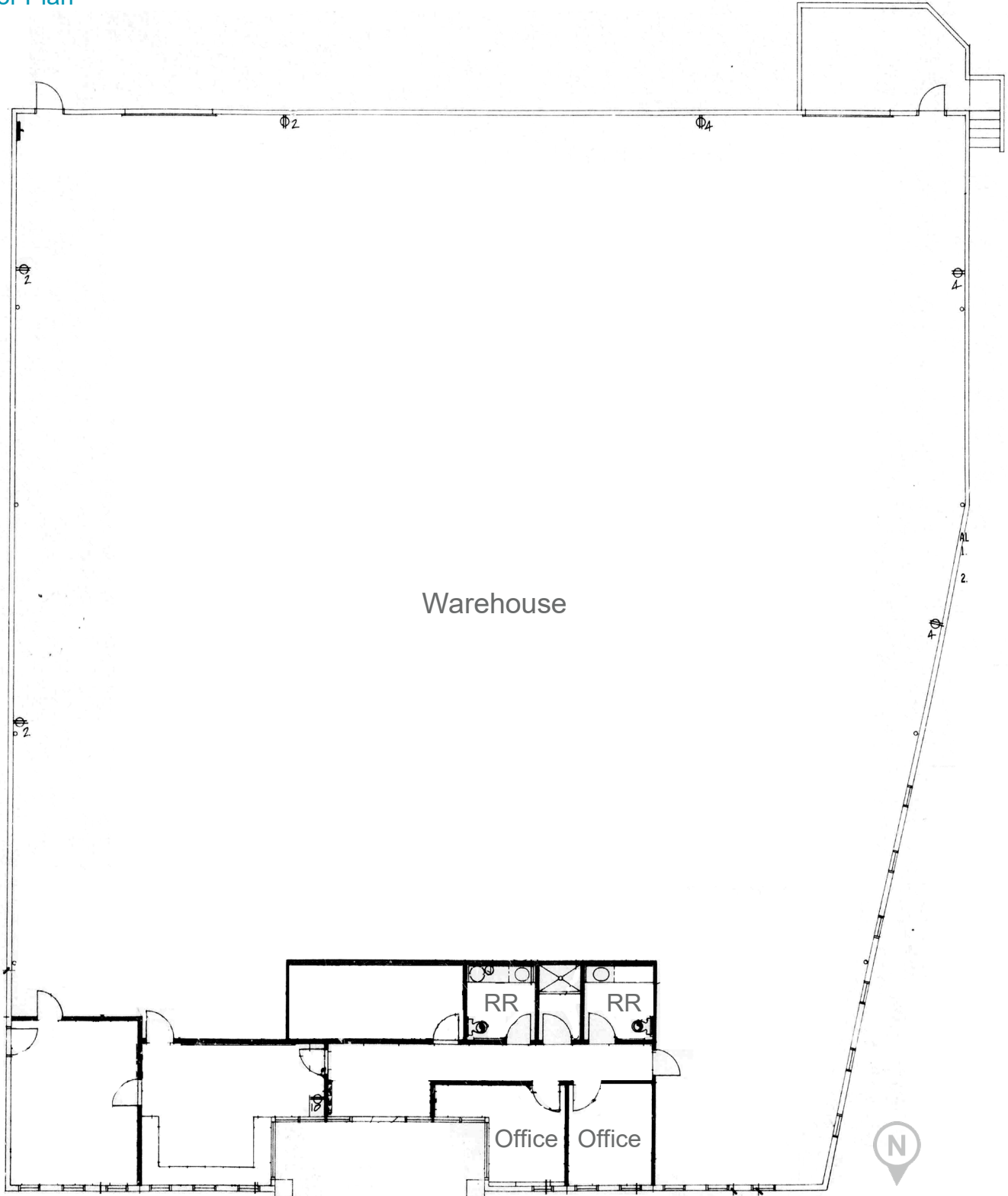


For more information, please contact:

Stephen D. Cohen
Principal, Industrial Properties
 +1 520 546 2750
scohen@picor.com

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

Floor Plan



Aerial & Employment Map



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11/27/2023