

INDUSTRIAL
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
- 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 (0.91:1,000 SF)
Possession Date	Available Now
Property Taxes	\$12,574.62 (2023)

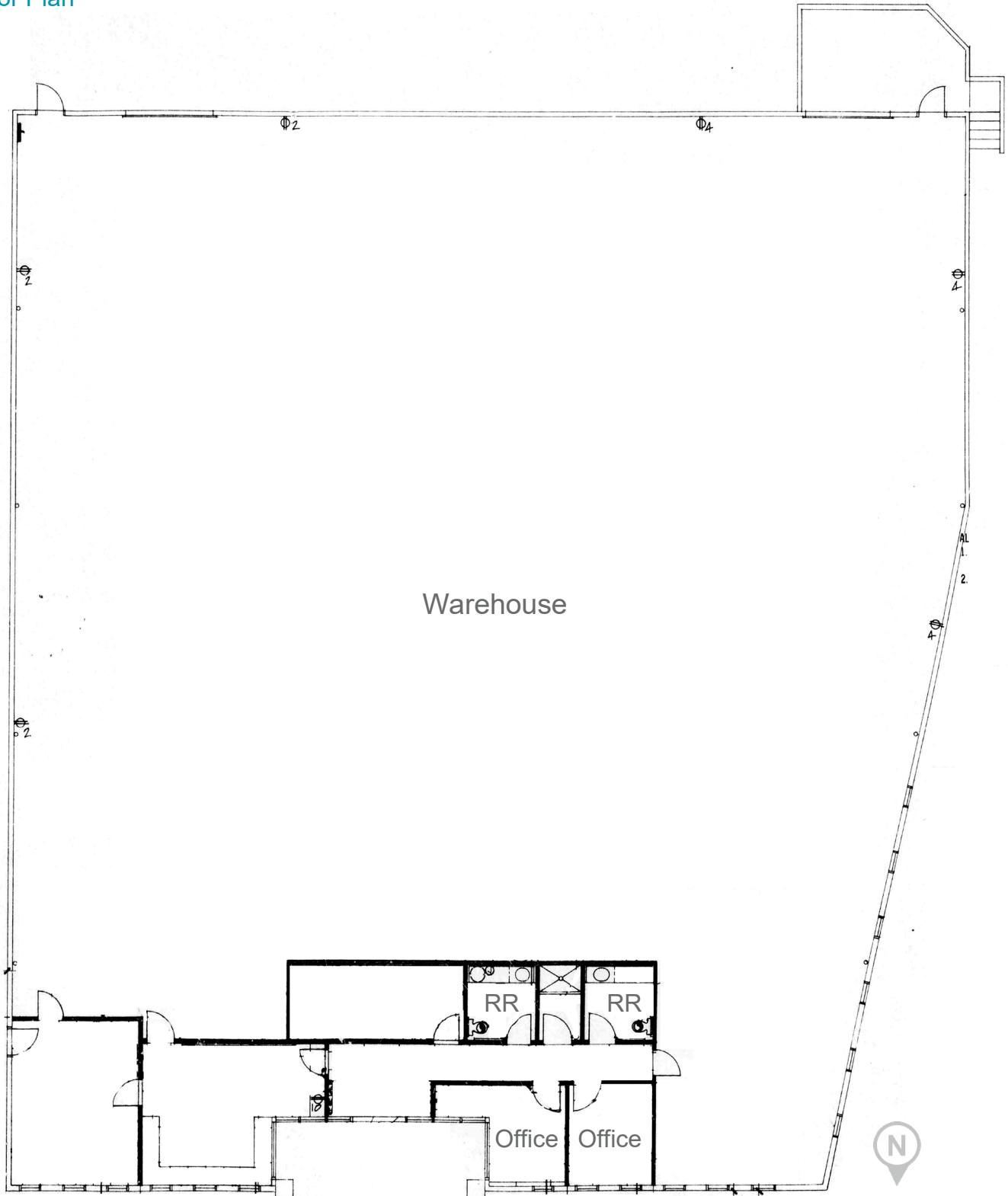


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Floor Plan



Aerial & Employment Map



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7/1/2024