

OFFICE / MANUFACTURING / WAREHOUSE

10,600 SF Available
Lease Rate: 90¢/SF/Mo. NNN
Property Details

Available	Suite 151 – 10,600 SF (Completely remodeled in 2021)
Office Buildout	Presently 40%
Fire Sprinklers	Ordinary Hazard
Estimated NNN	20¢/SF/Mo.
Zoning	I-1, City of Tucson
HVAC	Presently 100% air conditioned (warehouse also has evaporative cooling)
Clear Height	22'-24'
Loading	One (1) 14' H x 12' W grade door One (1) 12' H x 10' W grade door

Property Amenities

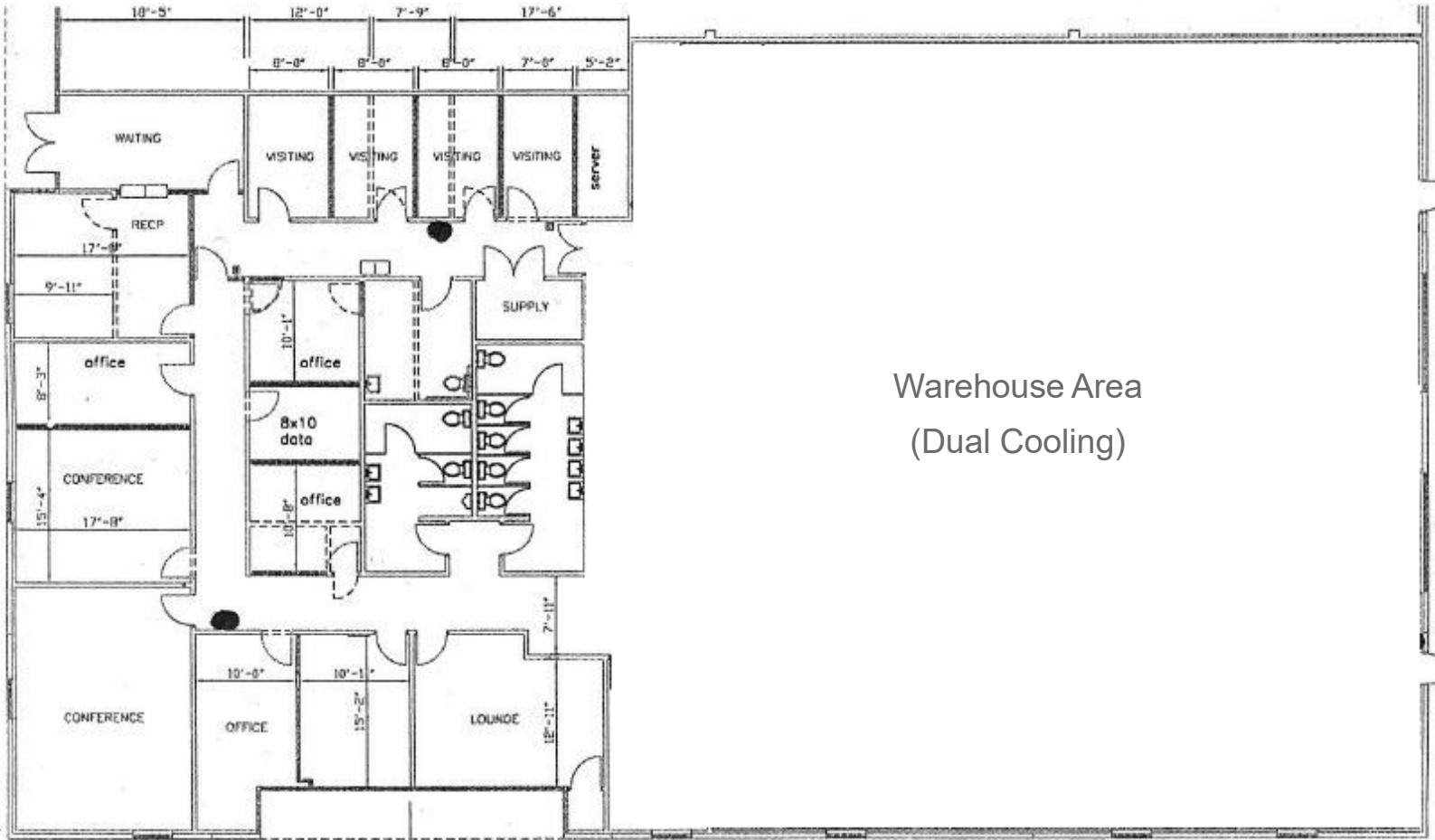
- Near Tucson International Airport
- Within high image corporate business park
- Adjacent to numerous restaurants and business class hotels
- Convenient access to I-10 and I-19
- Located in the Opportunity Zone



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Floor Plan – Suite 151



Warehouse Area
(Dual Cooling)

*Not to scale



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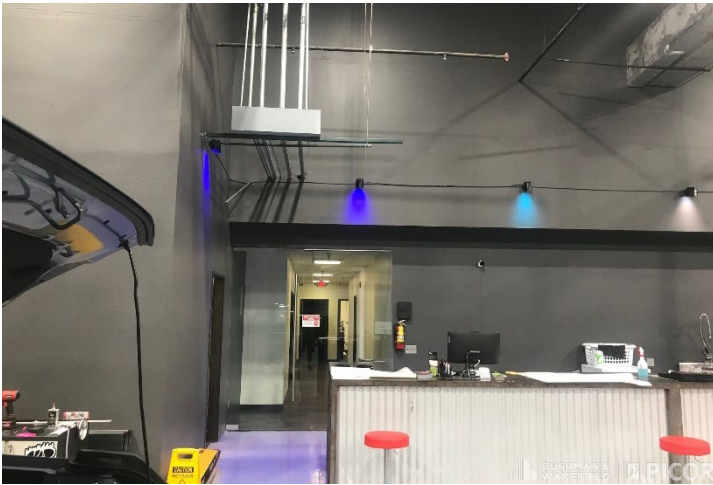
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FOR LEASE

Tucson International Business Center
6363 S. Country Club Road

Tucson, Arizona 85706



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Site Plan



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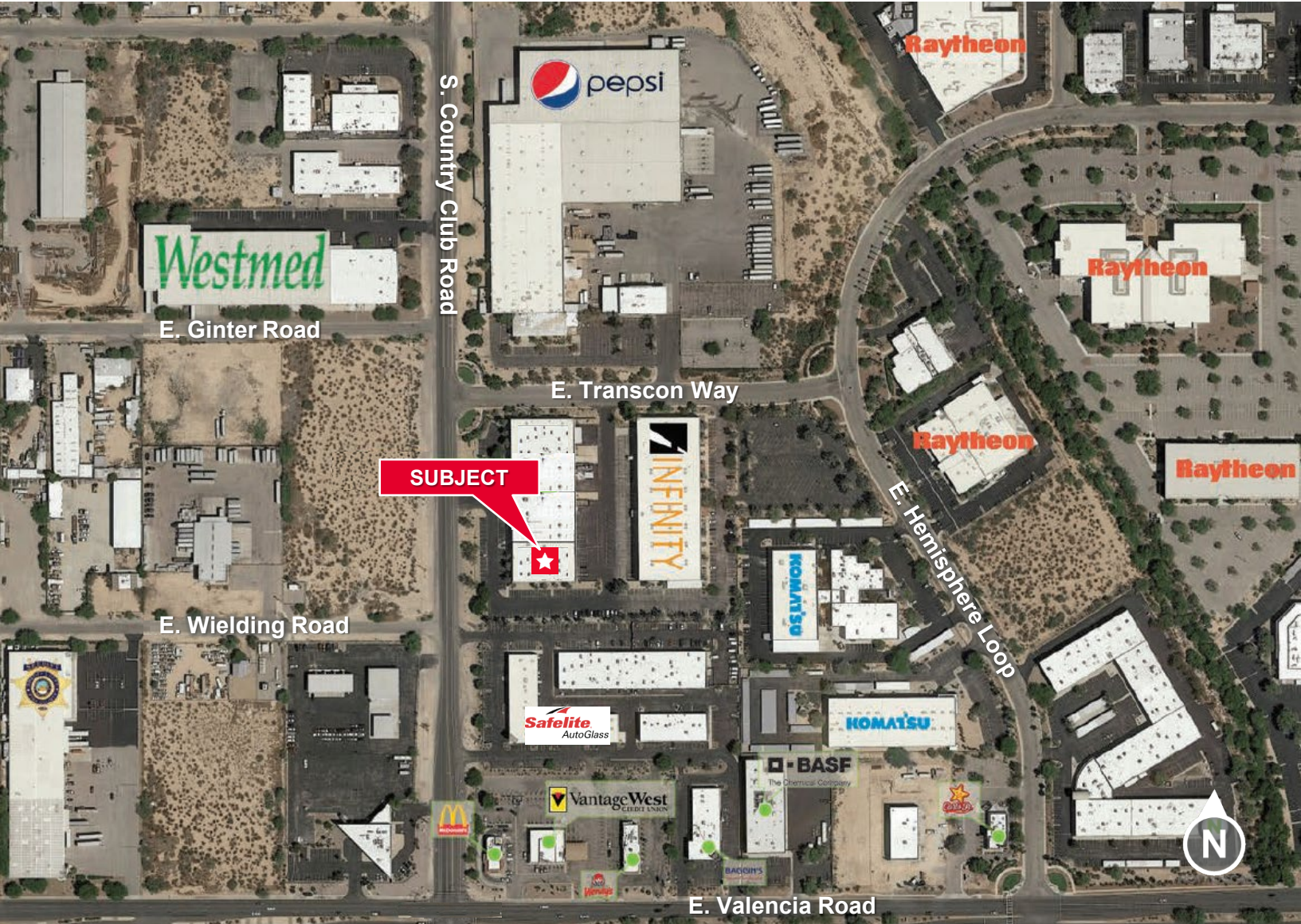
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Aerial



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