



FOR LEASE

9,600 SF (DIVISIBLE) WAREHOUSE/MANUFACTURING SPACE LEASE RATE: \$0.75/SF/MO.

Key Features

- Warehouse/manufacturing space
- Smallest bay: 2,400 SF
- Largest bay: 9,600 SF
- Each bay has 1 dock door & private bathroom
- 1.5 Miles to Mariposa Port of Entry

Property Details

Utilities (Power, Water, Gas)	\$0.16/SF/MO – Excludes internet, phone, & janitorial
Office SF	Space 1 Has Small Office And Mezzanine
Accessor Parcel No.	113-46-011E
Clear Height	16'
Loading	1 Dock Per 2,400 Sf Bay. 4 Docks Total.
Sprinkler	None
Year	1988
Zoning	Light Industrial

*For more information, please contact:
Se Habla Español:*

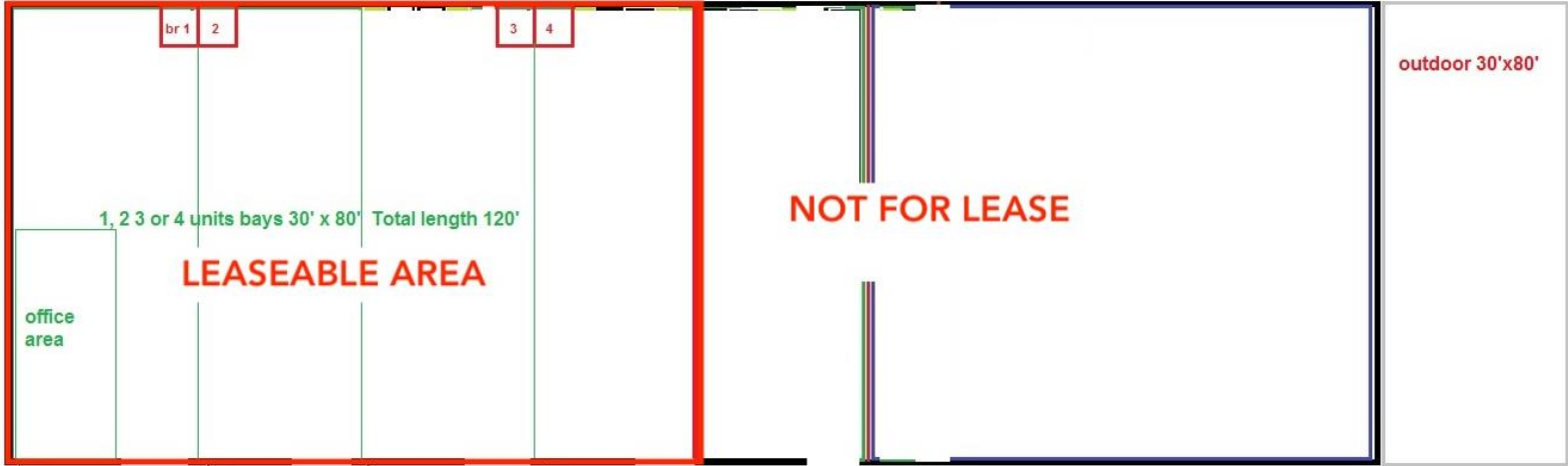
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Floor Plan & Aerials

1300 Mariposa Ranch Road Nogales, AZ 85621

1" = 20'



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Property Photos



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4/1/2025