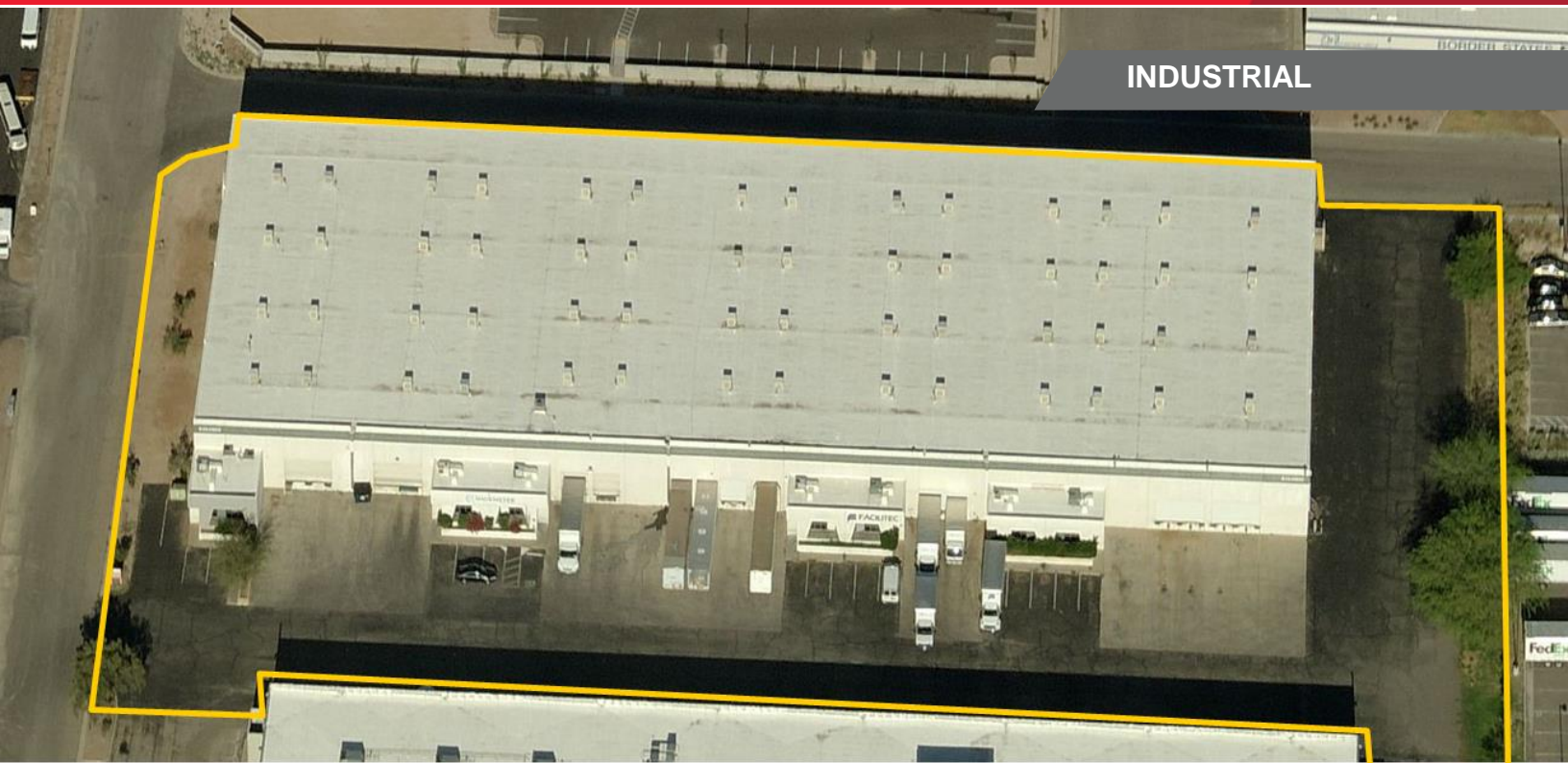


INDUSTRIAL


30,000 SF Office/Warehouse
10,000 SF Warehouse

Sublease Rate:
\$0.58-\$0.68/SF/month, MG

Suite	SF	Price/SF/mo.	Configuration
101,103, 105	30,000	\$0.68 MG	±15% office ±85% warehouse
113	10,000	\$0.58 MG	Warehouse only; ideal for dead storage

Property Highlights	
Construction	Tilt-up concrete
Ceiling Height	24' – 27'
Loading	Dock only
HVAC	Air conditioning (office) Evaporative cooling (warehouse)
Zoning	I-1 (Light Industrial)
Sprinklers	Yes
Bay Sizes	± 60' x ±160'

Property Features

- Proximity to I-10, I-19, and the Tucson International Airport
- Ideal distribution/warehousing building
- Ample truck court for maneuvering/circulation

For more information, please contact:

Robert Glaser, SIOR, CCIM
Industrial Properties
+1 520 546 2707
rglaser@picor.com

Paul Hooker, SIOR
Industrial Properties
+1 520 546 2704
phooker@picor.com

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

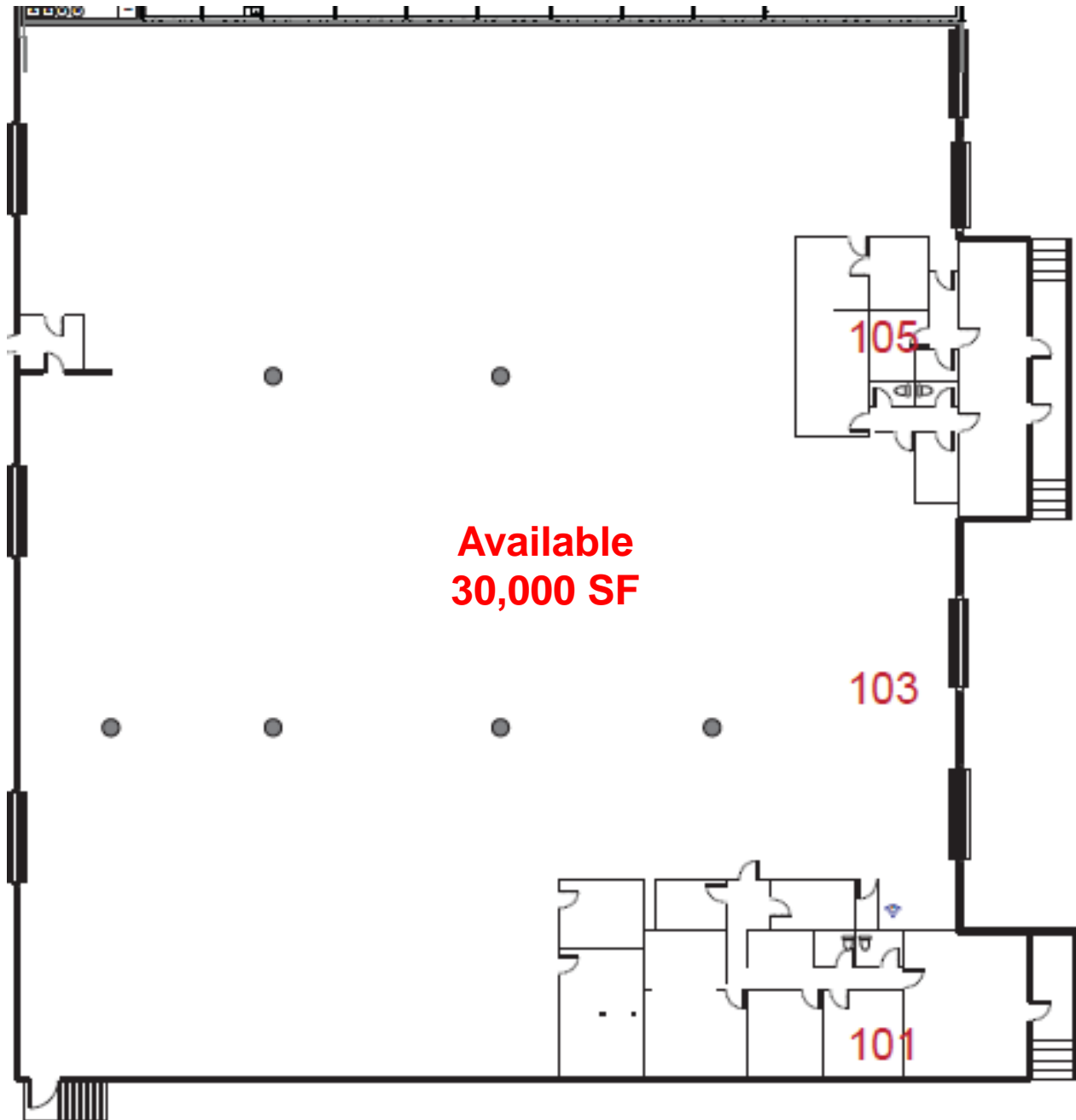
Site Plan

INDUSTRIAL



Floorplan
Suites 101, 103, 105

INDUSTRIAL



**Floorplan
Suite 113**

INDUSTRIAL

