

**INDUSTRIAL**


**Suite 101-103 – ±10,000 SF Available**  
**Lease Rate: \$7,500 (75¢ / SF) per Mo. Gross**

**Property Details**

Office SF	75%
Ceiling Height	16' (warehouse)
Loading	2 Dock, 2 Grade
Power	#101 – 60 amps, 277/480 Volt, 3-Phase #103 – 225 amps, 277/480 Volt, 3-Phase
HVAC	AC (office), Evap (warehouse)
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1988
Zoning	I-1 (Light Industrial)

**Property Highlights**

- Office / Warehouse Space
- Central Tucson Location
- Nicely Maintained Business Park
- Close proximity to Downtown and the U of A
- Located in the Opportunity Zone



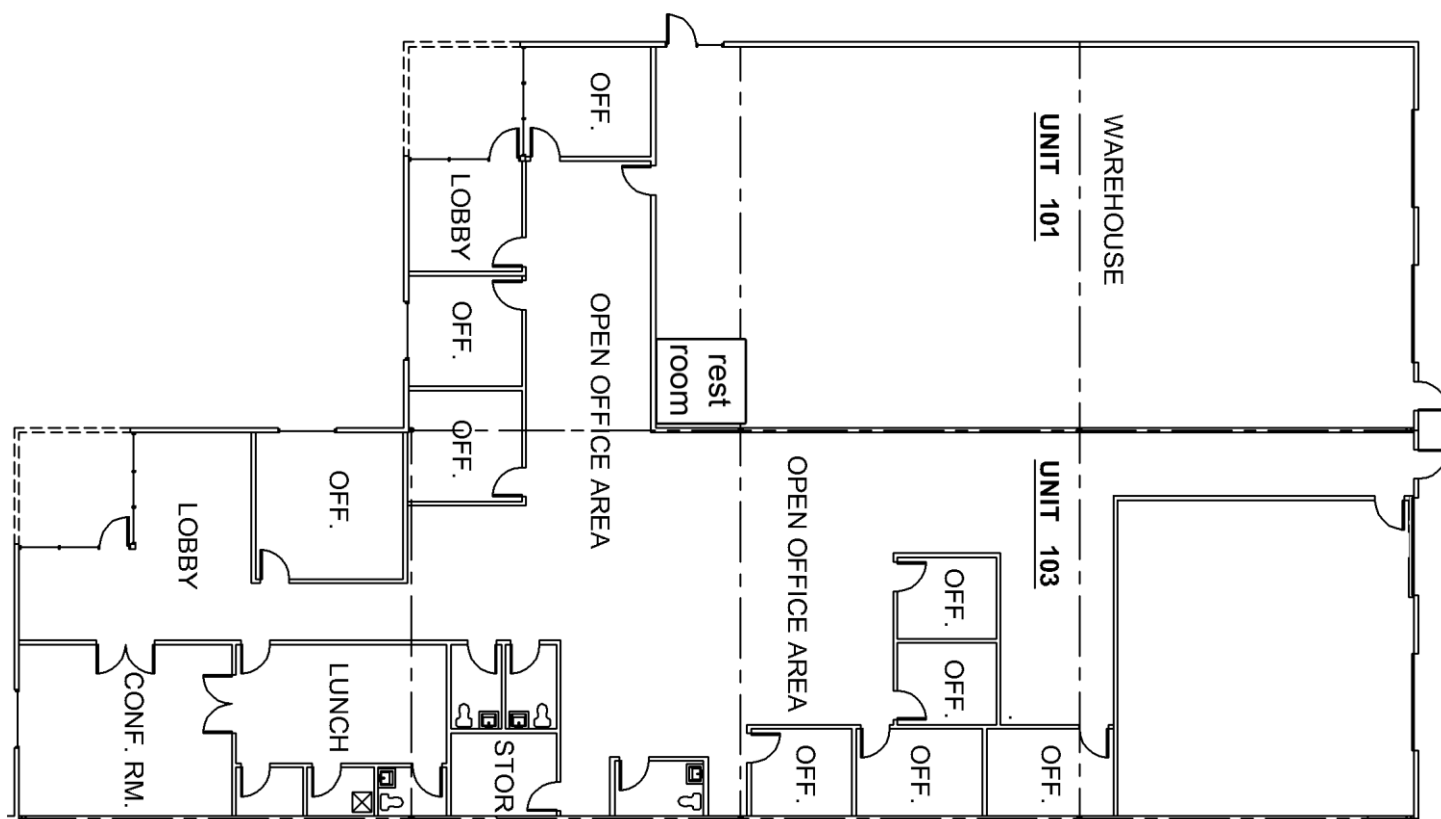
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**INDUSTRIAL**
**Floor Plan**

355 S. Euclid Ave Suite 101-103

±10,000 SF Available



\*NOT TO SCALE



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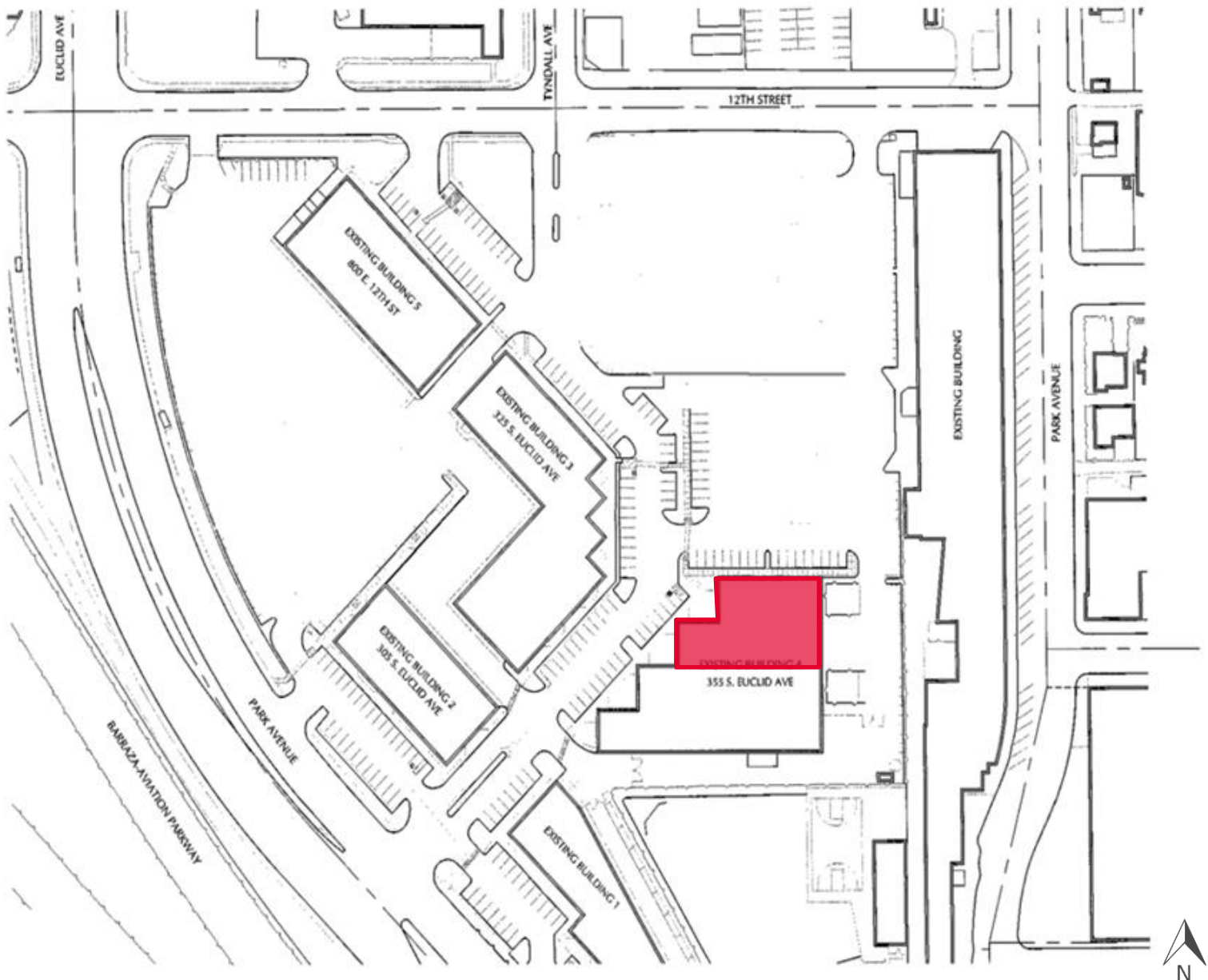
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6/17/2021

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**Site Plan**



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