

WAREHOUSE SPACE



64,303 SF Manufacturing / Storage / Distribution Space
Lease Rate: \$0.68/SF/month, NNN

Property Highlights

- Near Interstate 10, Interstate 19, and Tucson International Airport
- Attractive concrete tilt building
- Ample parking

Property Details

Available	64,303 SF (available 7/1/2023)
Office	377 SF office and two restrooms; potential for additional office buildout
Lease Rate /Type	\$0.68/SF/month, NNN <i>Triple net charges are currently estimated at ±\$0.173/SF/month.</i>
HVAC	A/C in office; no cooling in warehouse
Clear / Ceiling Height	30'
Loading	1 grade level door. Potential for six (6) loading docks to be added
Zoning	I-1, City of Tucson
Sprinklers	Wet system

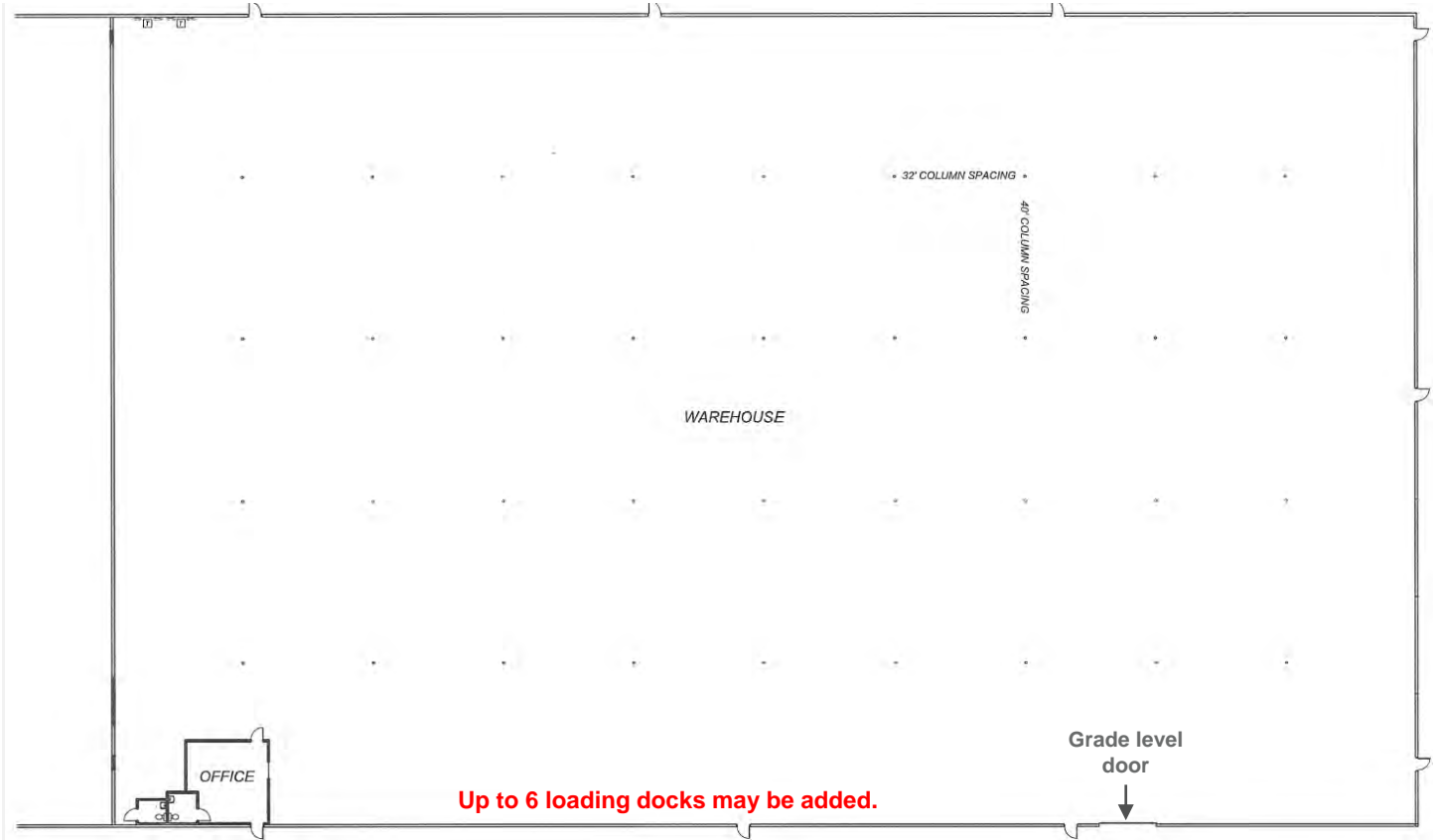


For more information, please contact:

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

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

FLOORPLAN



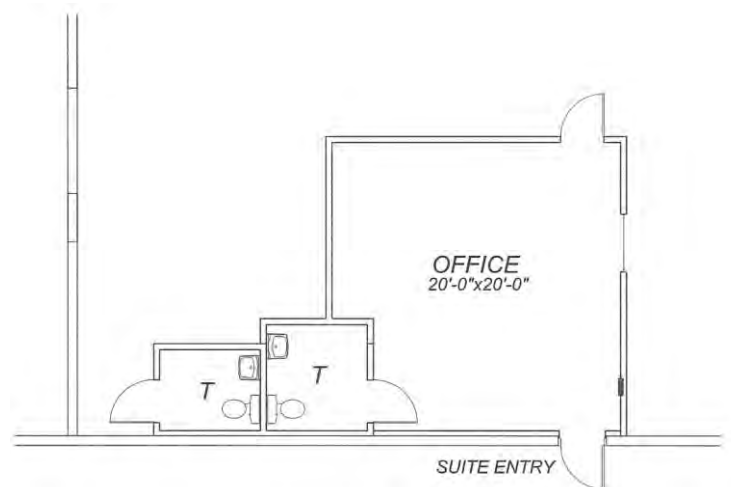
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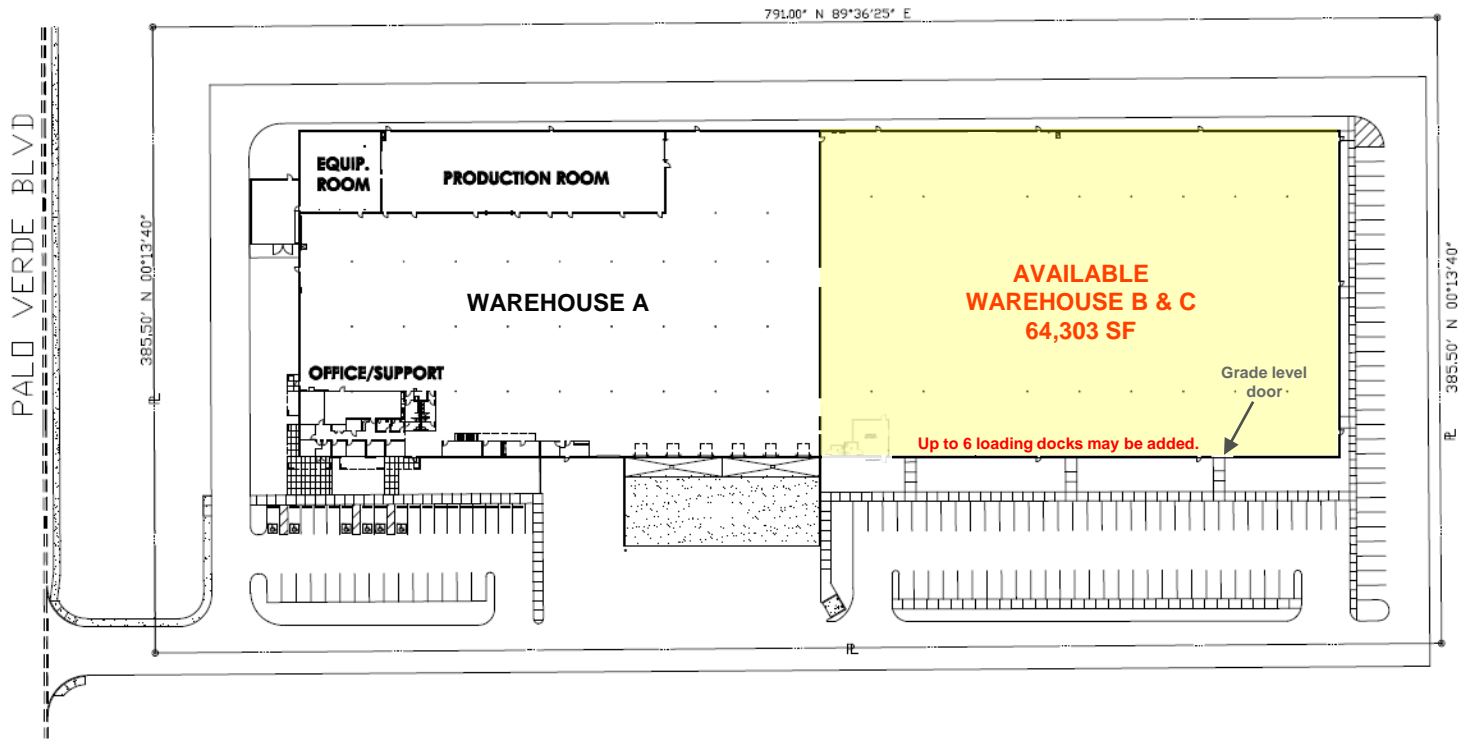
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Close-up view of office area



SITE PLAN



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Property Photos



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12/5/2022