

**OFFICE / MANUFACTURING / WAREHOUSE**


**22,560 SF Available**  
**Lease Rate: 75¢/SF/Mo. NNN**

**Property Details**

Available	Suite 101 – 22,560 SF
HVAC	100% A/C
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Estimated NNN	18¢/SF/Mo.
Zoning	I-1, City of Tucson
HVAC	Presently 100% Air Conditioned
Ceiling Height	22'

**Property Amenities**

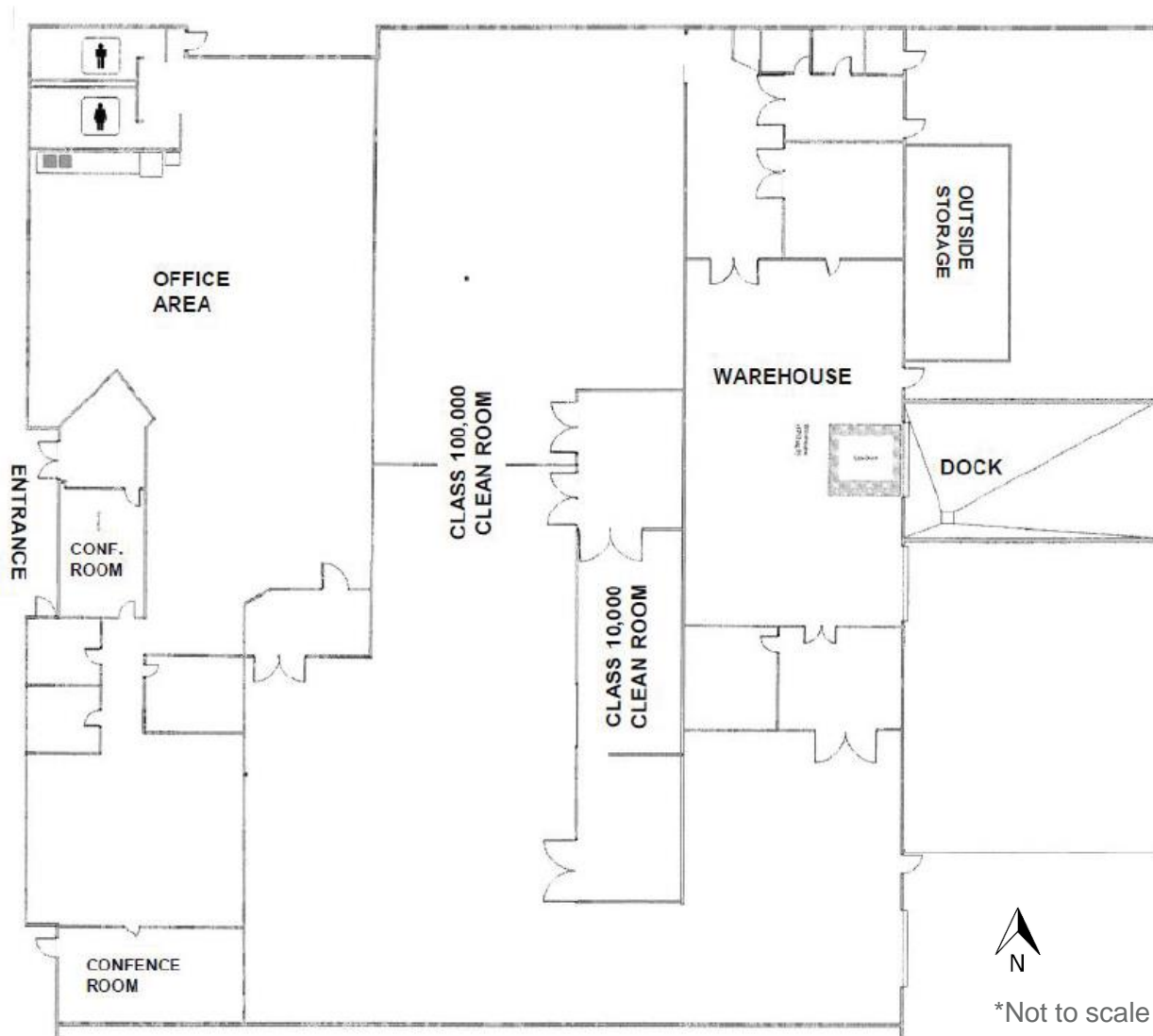
- Near Tucson International Airport
- Within high image corporate business park
- Adjacent to numerous restaurants and business class hotels
- Convenient access to I-10 and I-19
- Fenced yard available
- Located in the Opportunity Zone

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**Floor Plan**

Suite 101	
Available	Suite 101 – 22,560 SF
Loading	1 Dock (Truck Well), 2 Grade
Power	2000 amp, 480 volt, 3 phase
Current Configuration	R&D, Tech, Manufacturing Space
Potential Re-Configuration	Office / Warehouse (Landlord willing to remove current R&D / manufacturing buildout)

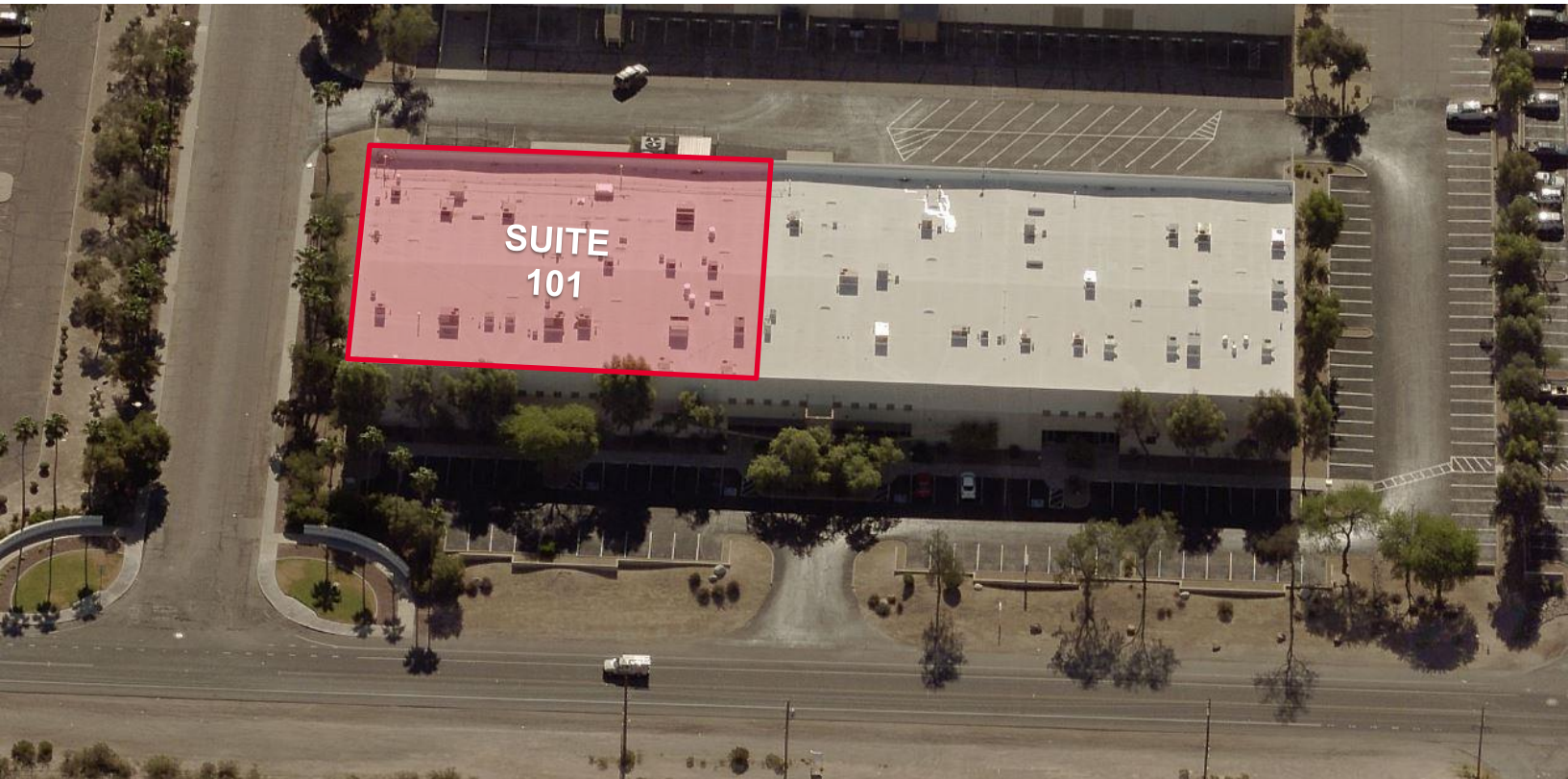


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**Site Plan**



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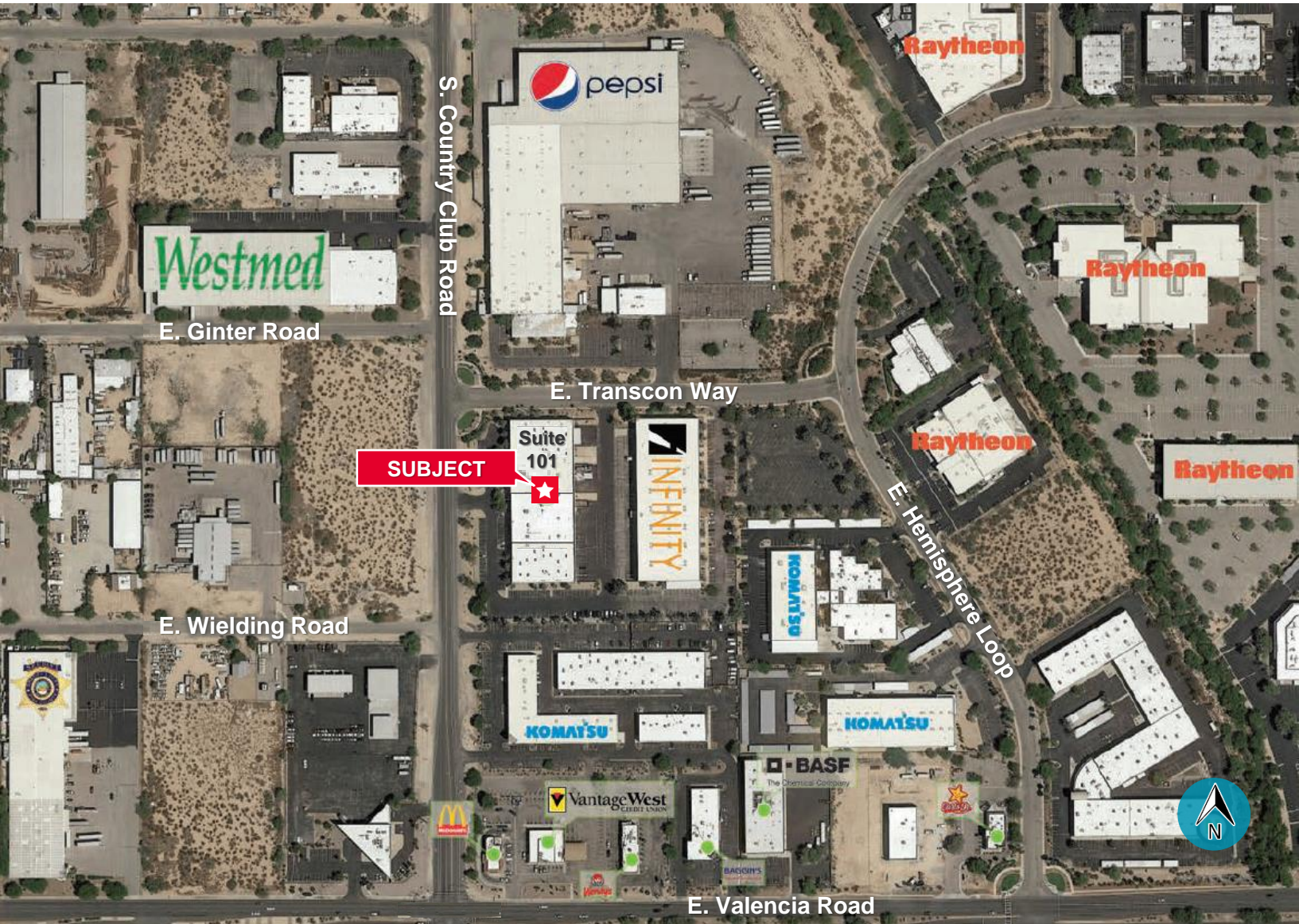
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11/29/2021



**Aerial**



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