



INDUSTRIAL / FLEX



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Flex Space Available

Lease Rate: \$0.99-\$1.04/SF, MG

2470 W Ruthrauff – Flex Space				
Suite	SF	Rent/SF	Rent/Mo.	Notes
170	2,400	\$1.04	\$2,496	35% office 65% warehouse
198	1,100	\$0.99	\$1,089	15% office 85% warehouse

Property Features

- Northwest location near the Interstate 10 on-ramp
- Grade loading for warehouse spaces
- Convenient for commuters to Tucson and surrounding areas



For more information, please contact:

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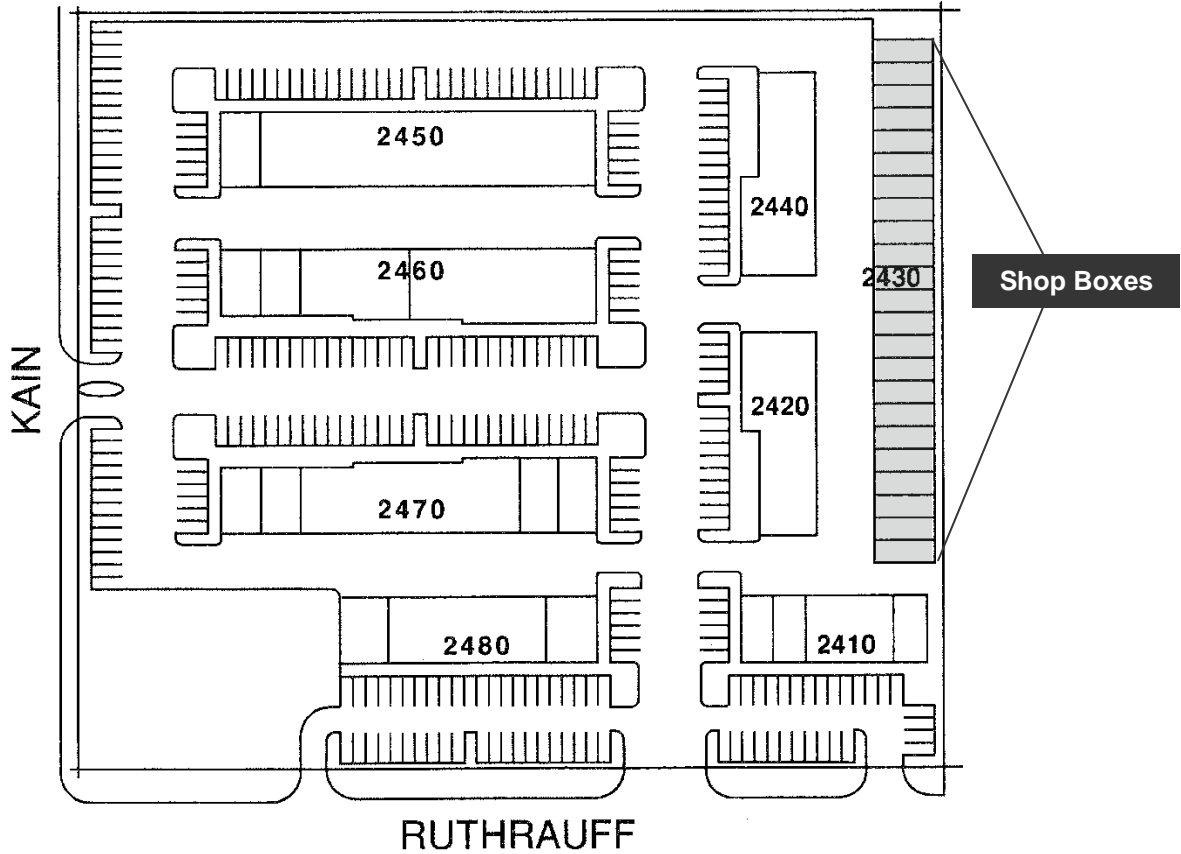
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Site Plan

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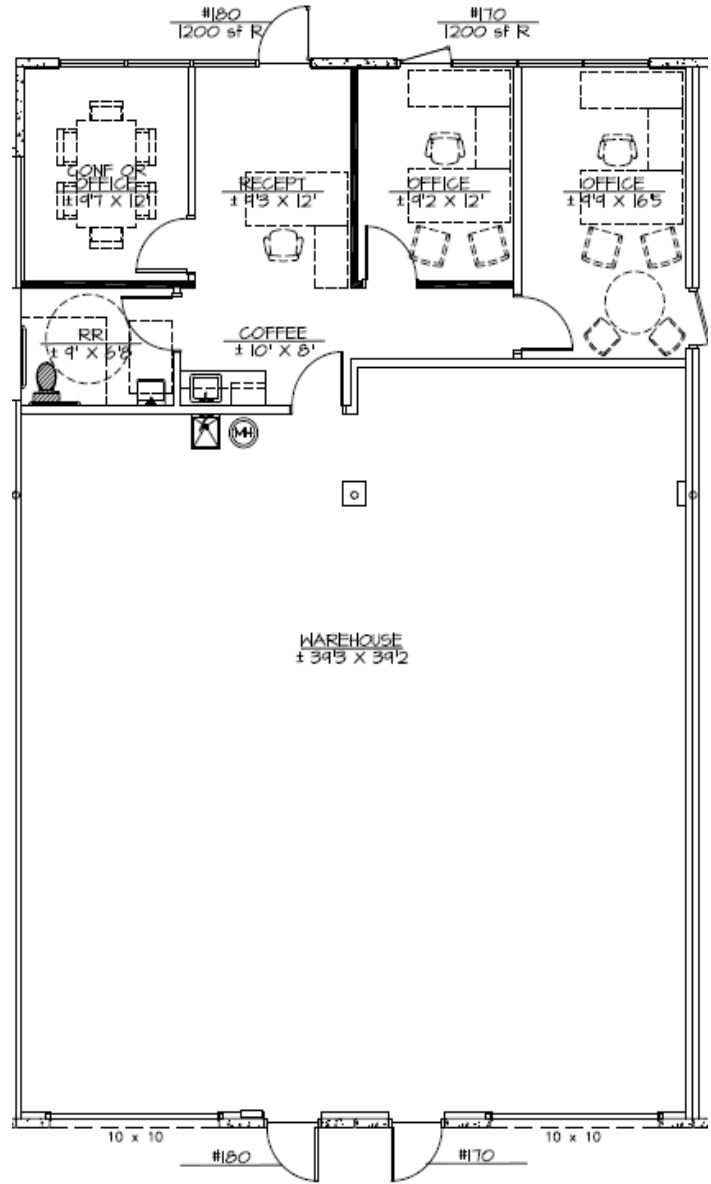
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Floor Plan

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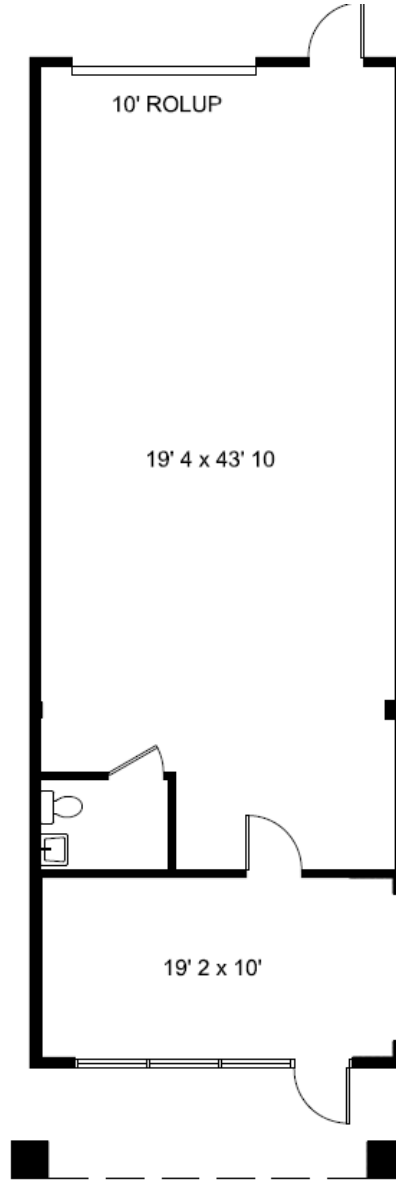


2470 W Ruthrauff, Suite 170

Total Available:	2,400 SF
Lease Rate:	\$1.04/SF MG
Configuration:	35% office, 65% warehouse

Floor Plan

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2470 W Ruthrauff, Suite 198

Total Available:	1,100 SF
Lease Rate:	\$0.99/SF MG
Configuration:	15% office, 85% warehouse