

**INDUSTRIAL / FLEX**



**6,098 SF & 17,260 SF Industrial Suites**  
**Lease Rate: \$0.90/SF/Mo. MG**

**Property Features**

- Directly adjacent to the Interstate 10 and Grant Road interchange
- Functional distribution & flex space
- Convenient access to University & Downtown
- 21' - 24' clear height
- Fire sprinklers
- Zoned I-1, City of Tucson



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

**Andrew Keim**  
**Industrial Properties**  
+1 520 546 2763  
akeim@picor.com

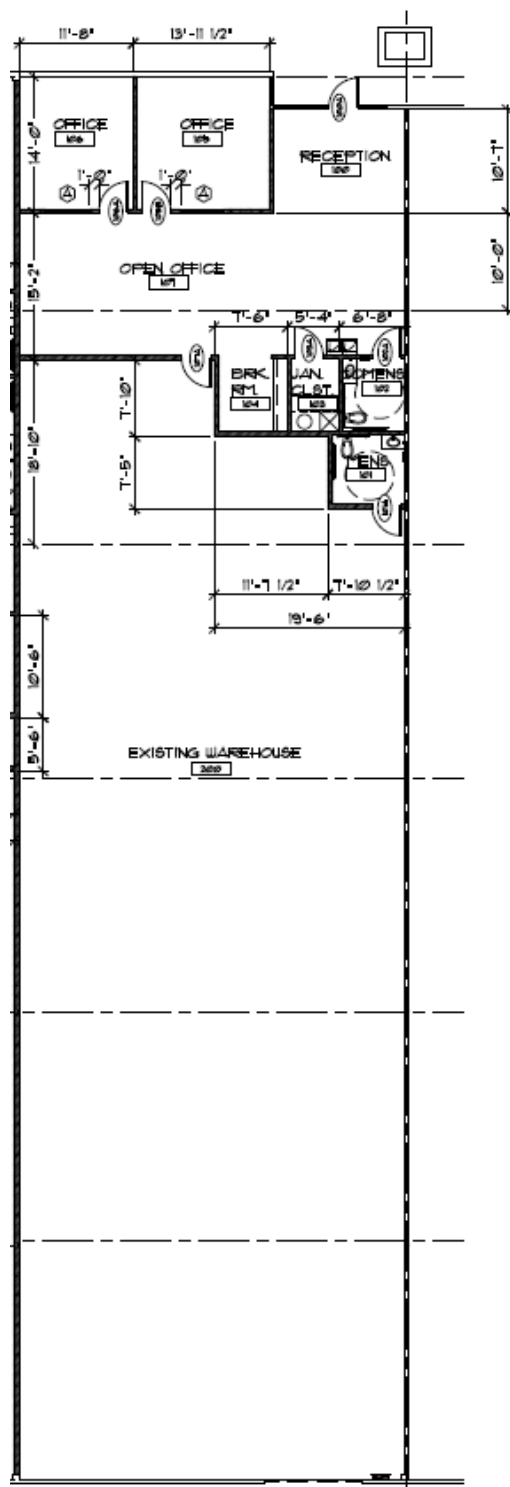
**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Floor Plan

## INDUSTRIAL / FLEX



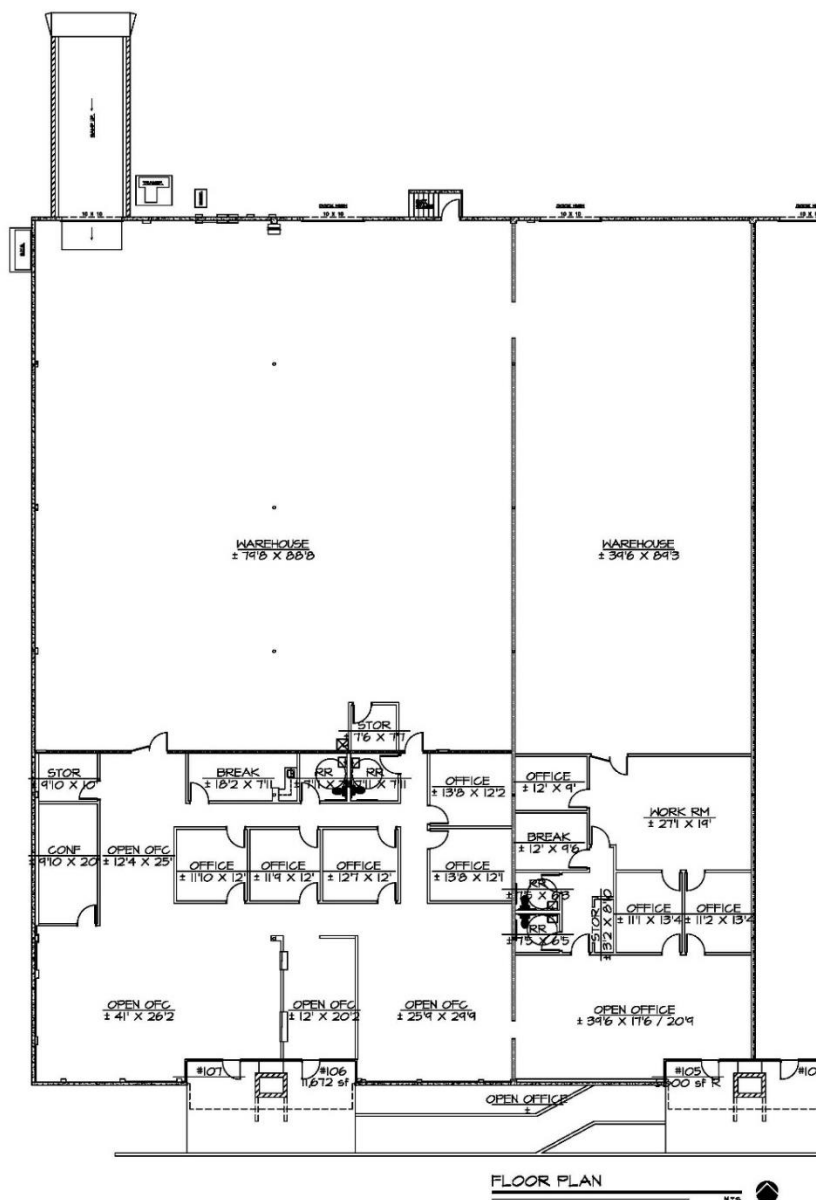
### 2165 N FORBES, SUITE 105

SIZE:	6,098 SF
LEASE RATE	\$0.90/SF, MG
CONFIGURATION	±20% Office ±80% Warehouse
LOADING:	Dock (1)
HEIGHT:	21'-24'

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Floor Plan



### 2155 N FORBES, SUITES 105 & 107

TOTAL AVAILABLE	17,260 SF
LEASE RATE	\$0.90/SF, MG (\$15,534/month)
CONFIGURATION	±40% office / ±60% warehouse
LOADING	Dock and grade (with ramp)
HEIGHT	24' clear

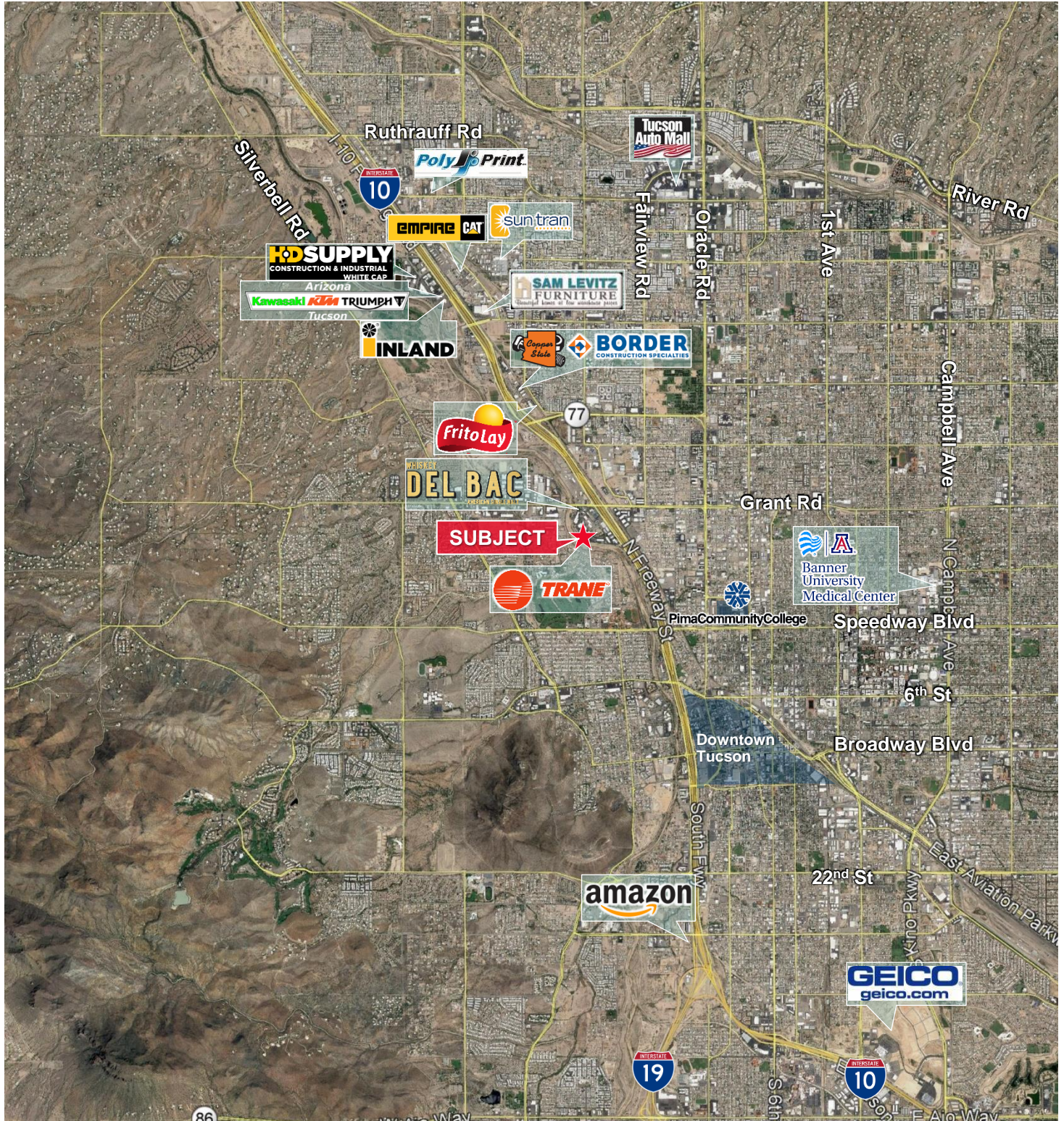


*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**Trade Area Map**



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.