

**INDUSTRIAL / FLEX**



**6,098 SF Industrial Suite**  
**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



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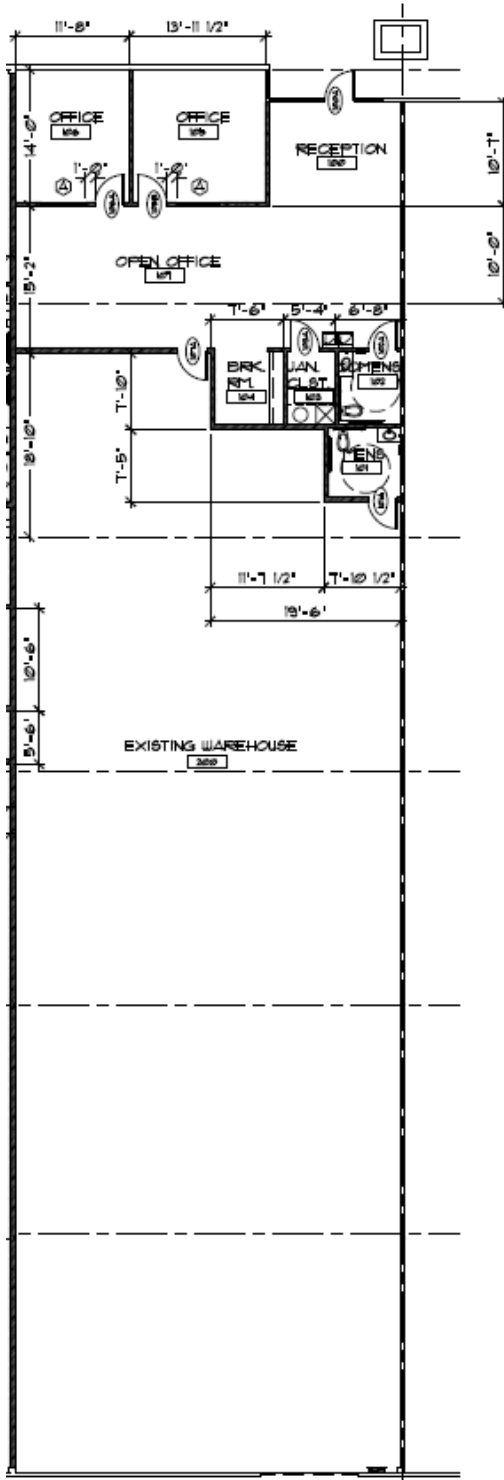
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**Floor Plan**

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**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'

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Trade Area Map

