

INDUSTRIAL / FLEX

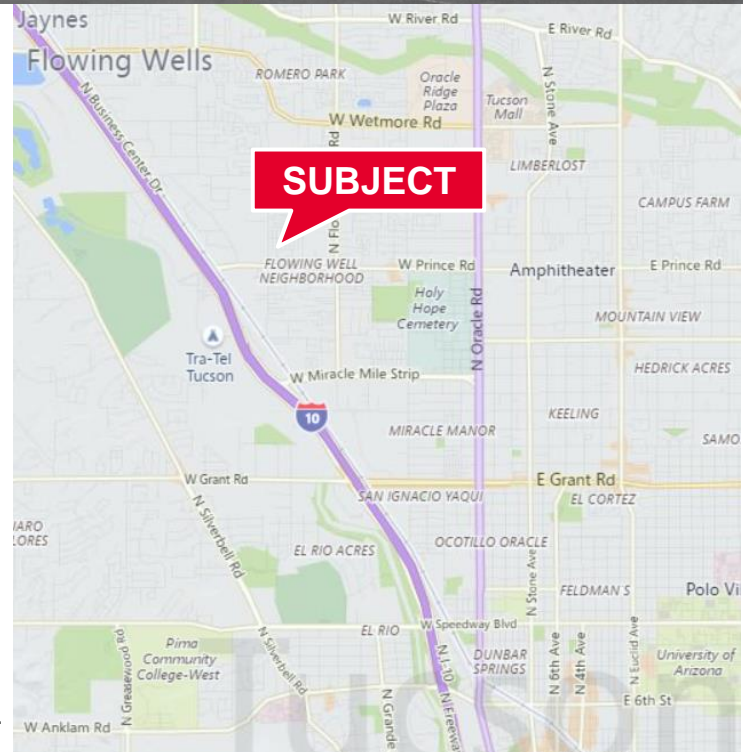


Industrial / Flex Space
Lease Rate: \$1.42/SF MG

Property Features

- Great northwest location
- Near Interstate 10
- Functional flex/industrial configurations
- Grade level loading

Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
B-18	1,440	\$1.42 MG	\$2,045	40% office/60% warehouse
D-35	1,650	\$1.42 MG	\$2,343	75% office/25% warehouse
D-40	1,440	\$1.42 MG	\$2,045	10% office/90% warehouse
F-61	1,200	\$1.42 MG	\$1,704	40% office/60% warehouse
F-64	1,200	\$1.42 MG	\$1,704	35% office/65% warehouse
F-71	1,222	\$1.42 MG	\$1,735	100% office (avail. Aug 2025)



For more information, please contact:

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, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Site Plan

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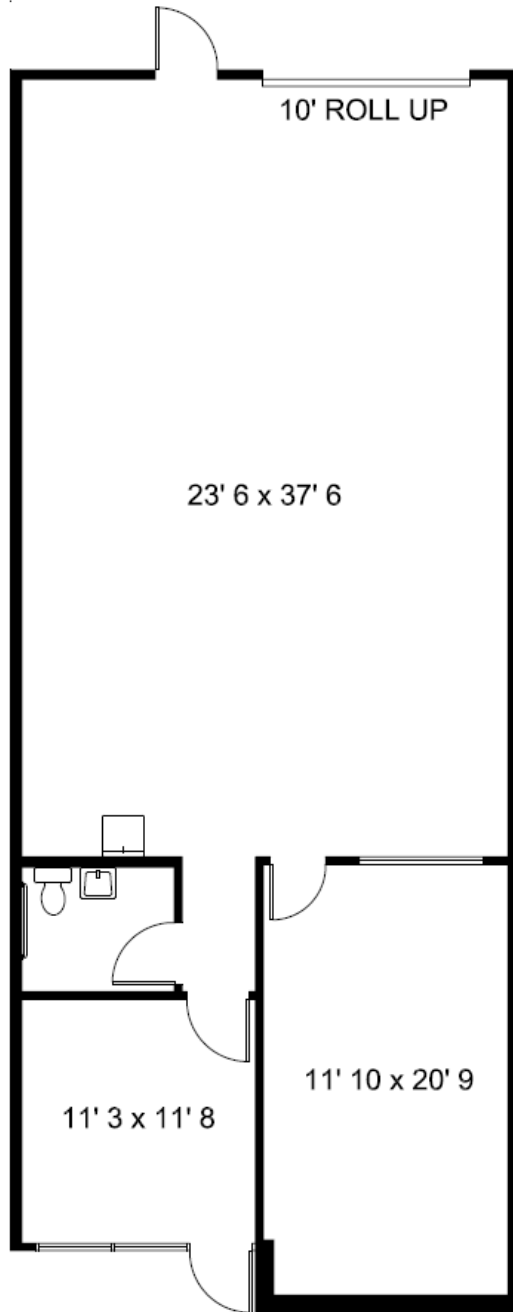


Floor Plan

Building B

Suite 18

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Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
B-18	1,440	\$1.42 MG	\$2,045	40% office 60% warehouse

Disclaimer: Floor Plans are approximate and are for illustrative purposes only. While we do not doubt the accuracy, we make no guarantee, warranty or representation as to its accuracy and completeness.

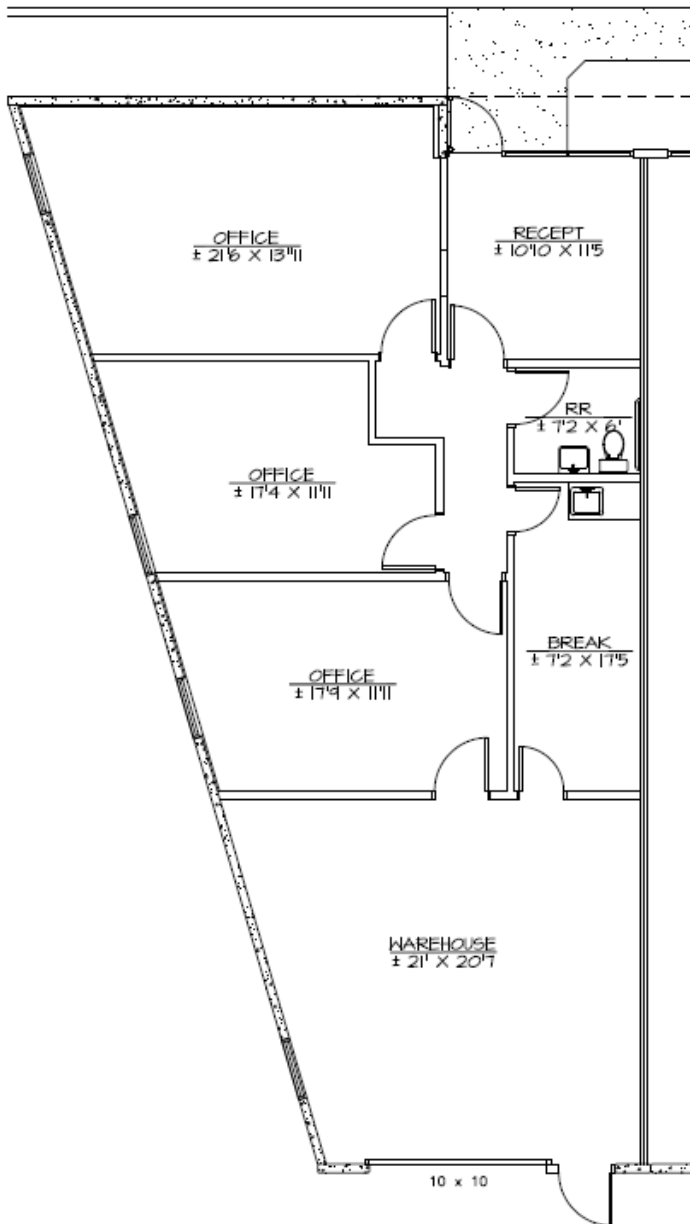
Floor Plan

Building D

Suite 35

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Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
D-35	1,650	\$1.42 MG	\$2,343	75% office 25% warehouse



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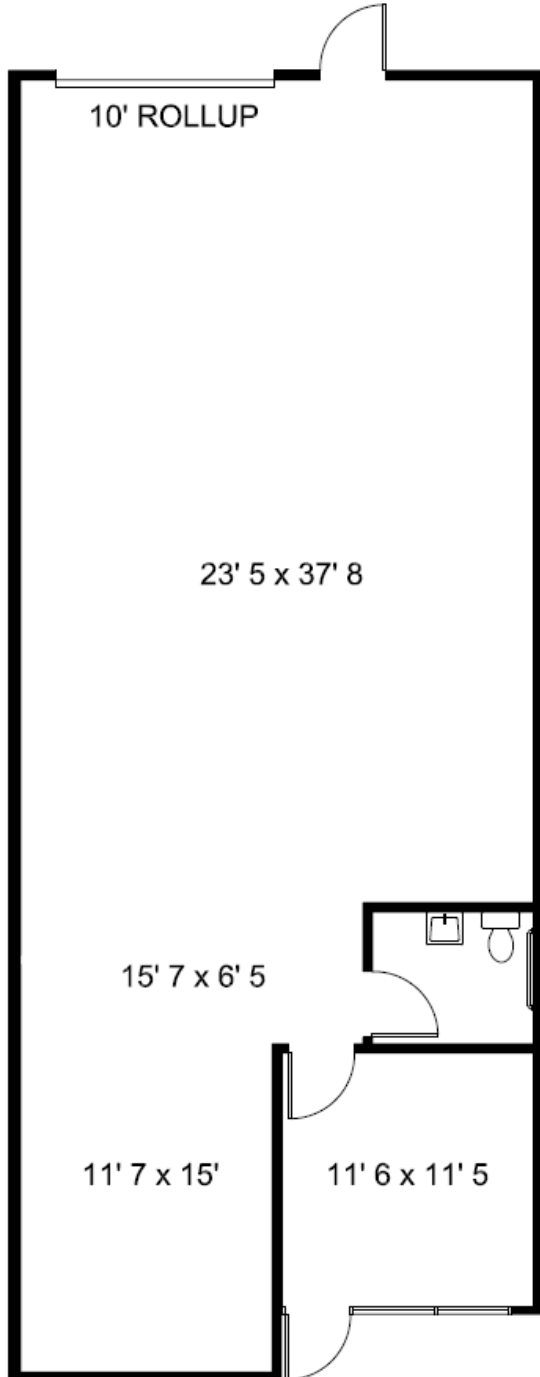
Floor Plan

Building D

Suite 40

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Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
D-40	1,440	\$1.42 MG	\$2,045	10% office 90% warehouse



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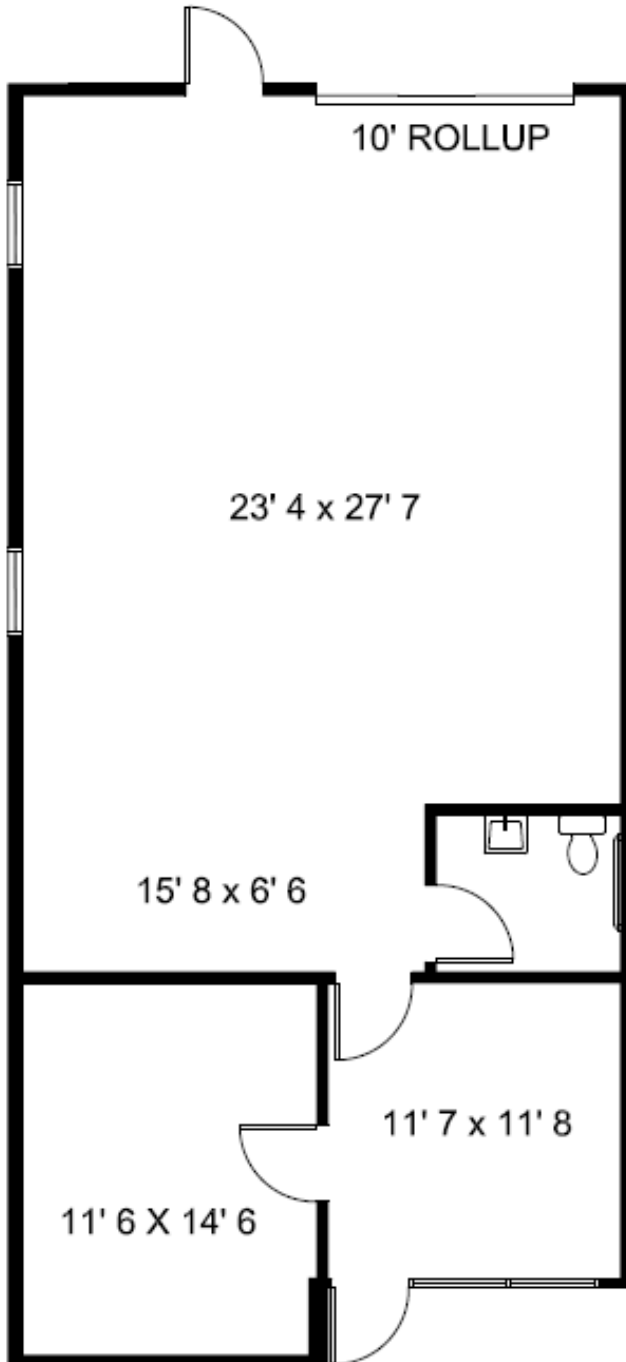
Floor Plan

Building F

Suite 61

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Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
F-61	1,200	\$1.42 MG	\$1,704	40% office 60% warehouse



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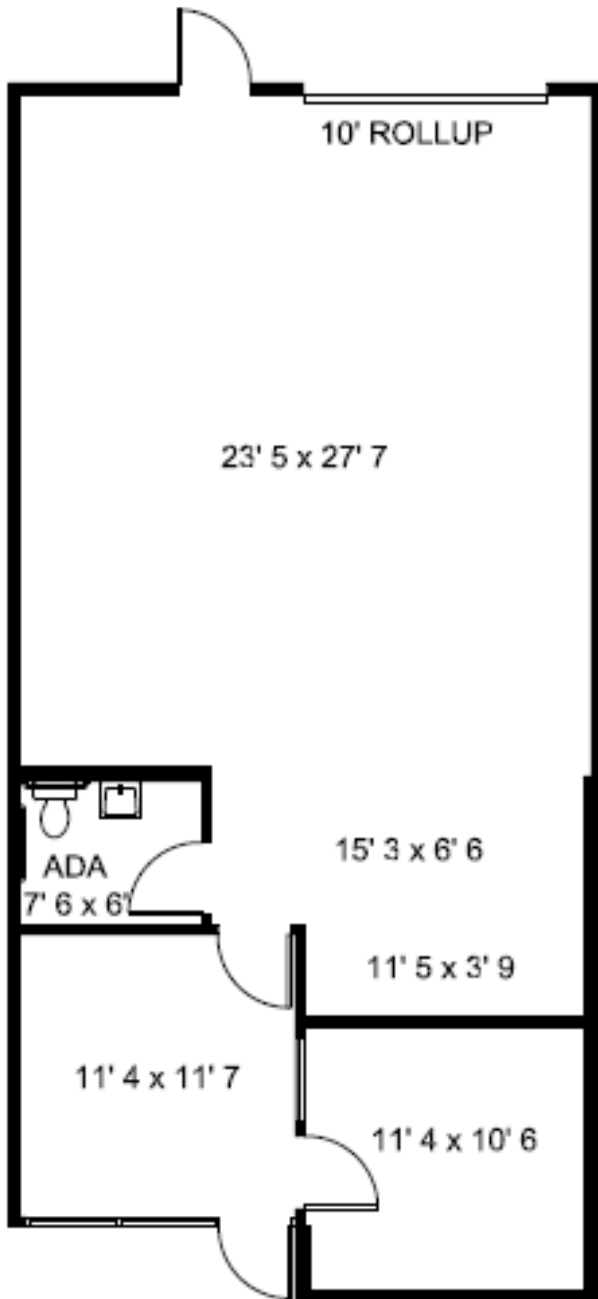
Floor Plan

Building F

Suite 64

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Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
F-64	1,200	\$1.42 MG	\$1,704	35% office 65% warehouse



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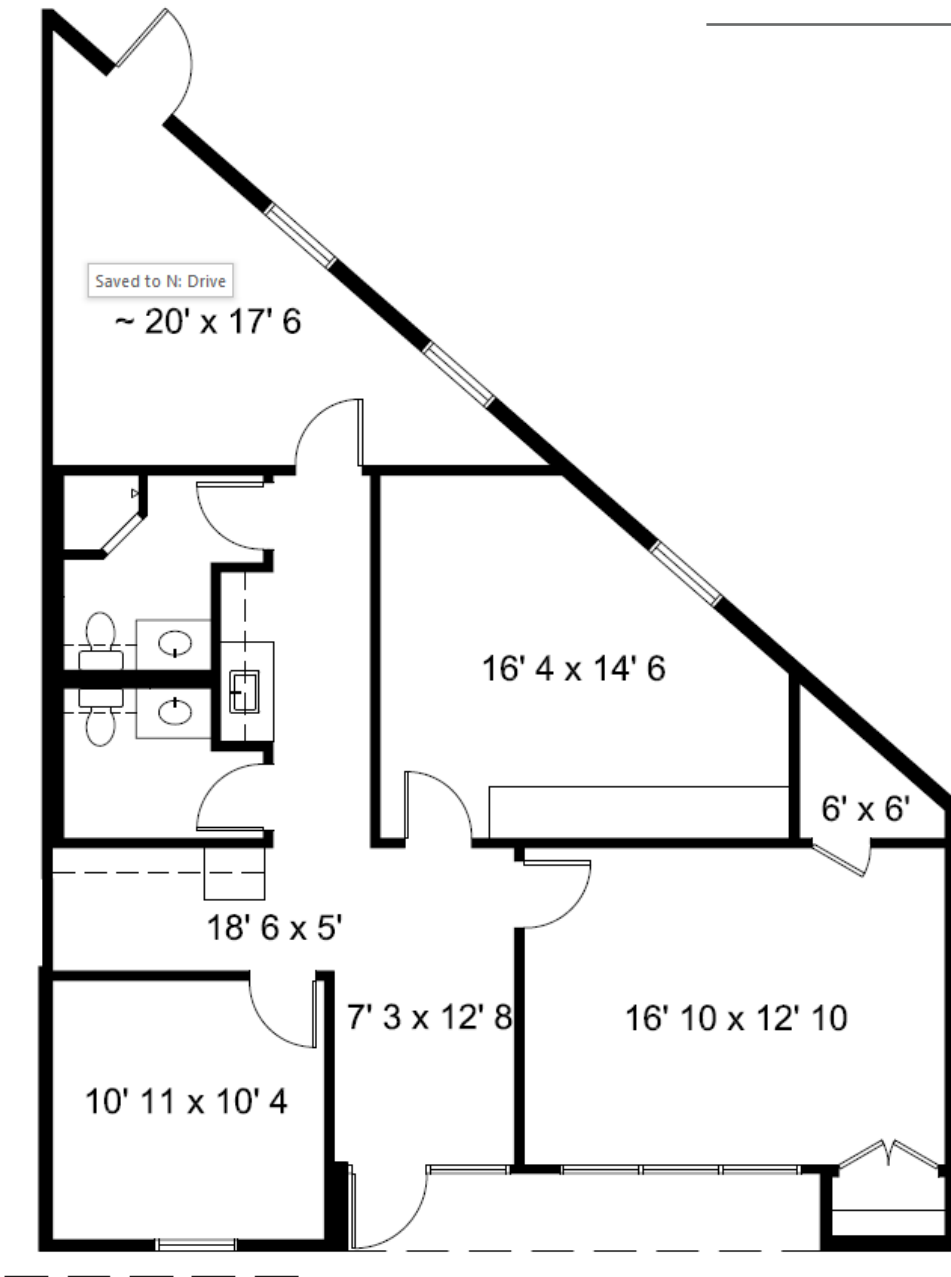
Floor Plan

Building F

Suite 71

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Building & Suite	Size (SF)	Price/SF/month	Rent/month	Notes/Configuration
F-71	1,222	\$1.42 MG	\$1,735	100% office Avail. Aug. 2025



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Property Photos

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*Photos represent various suites within the property