

**INDUSTRIAL / FLEX**

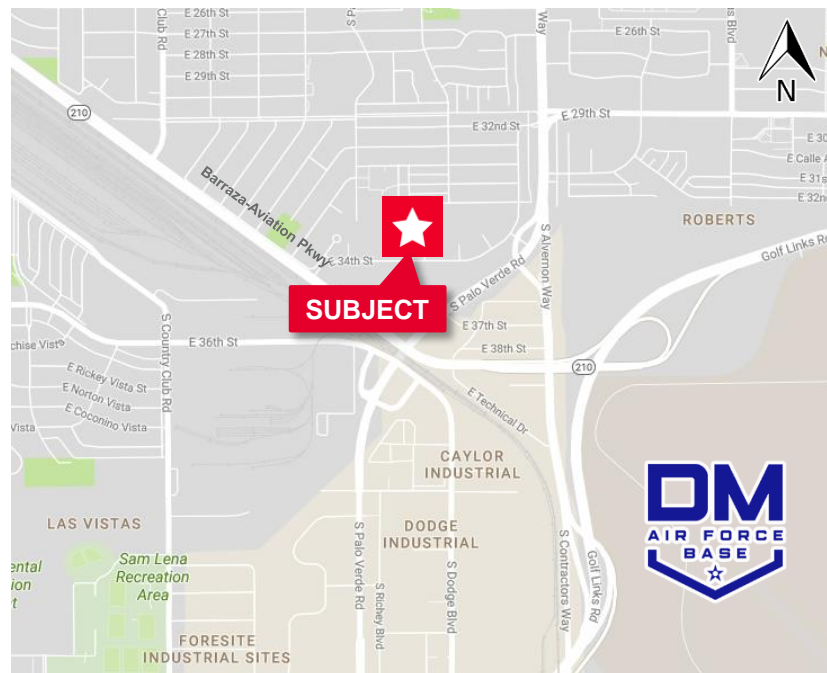
**1,725 SF – 5,375 SF Flex Space Available**
**Property Features**

- Ample parking
- 3 Phase power
- 15' clear height

**Property Details**

Available	Two (2) 1,725 SF Suites
Loading	Grade Level Doors
Lease Rate	\$.64-.66 / SF Gross
Zoning	I-1, Industrial) City of Tucson

\* \$65/mo HVAC maintenance fee + rental tax and own utilities on top.



For more information, please contact:

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Aerial Photo, Site Plan & Floor Plans

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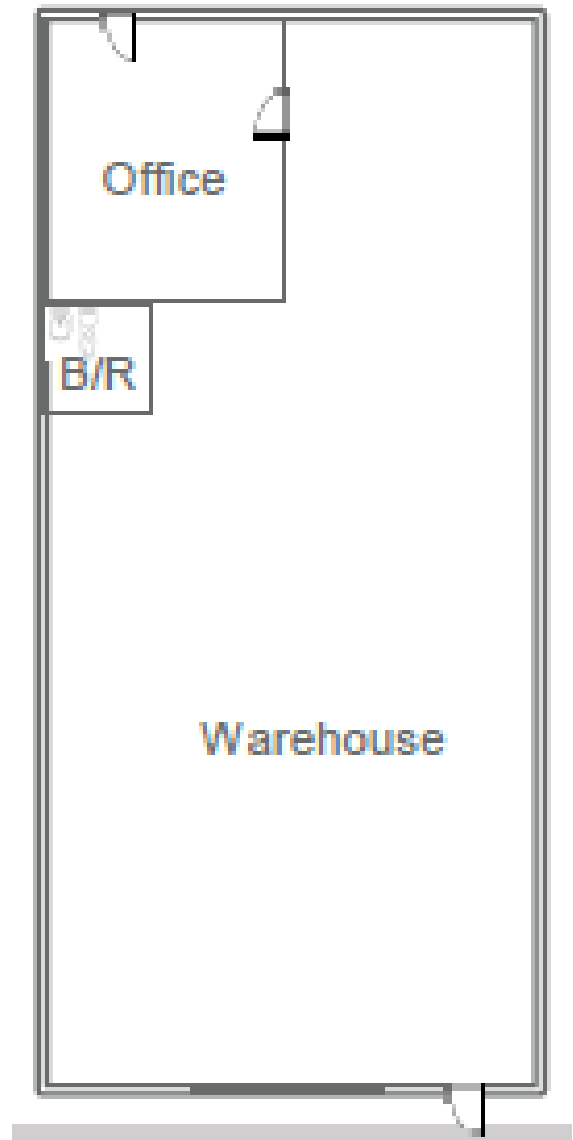
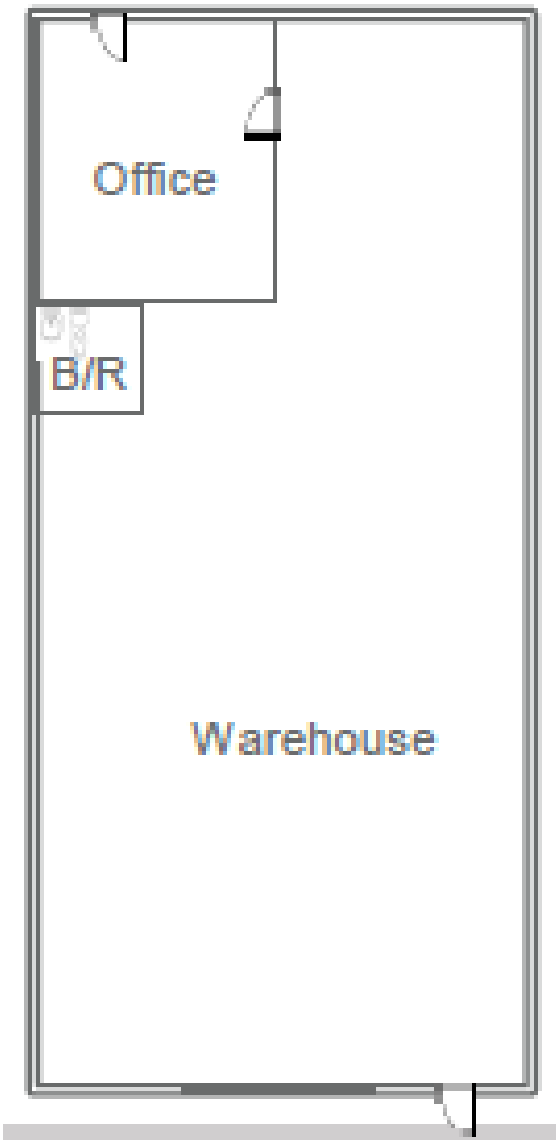


Floor Plans

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**Suite 10** - 1,725 SF- \$.66/ SF/ Mo. MG  
10% Office / 90% Warehouse

**Suite 11** - 1,725 SF- \$.66/ SF/ Mo. MG  
10% Office / 90% Warehouse



**\*Suite 10 & 11 can be combined- 3,450 SF**