

R&D / ASSEMBLY / BACK OFFICE / FLEX



Property Features

- Freestanding high-image Office/R&D/Manufacturing Building
- Secured yard/parking area
- 100% air conditioned
- Potential ability to expand site area to 1.48 acres (call for details)
- Within one mile of the Tucson International Airport

Suite Features

Building Size:	9,240 SF
Lease Rate:	\$1.00/SF MG (excluding expansion land)
Site Area:	Presently improved – 32,346 sf (.74 Acres) Expansion land- Additional .74 Acres
Zoning:	I-1, Light Industrial
Power:	Heavy – 120/208V 3-Phase
Loading Doors:	Two (2) Grade Level Doors
Parking:	44 Spaces (with potential to expand)



For more information, please contact:

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Property Photos

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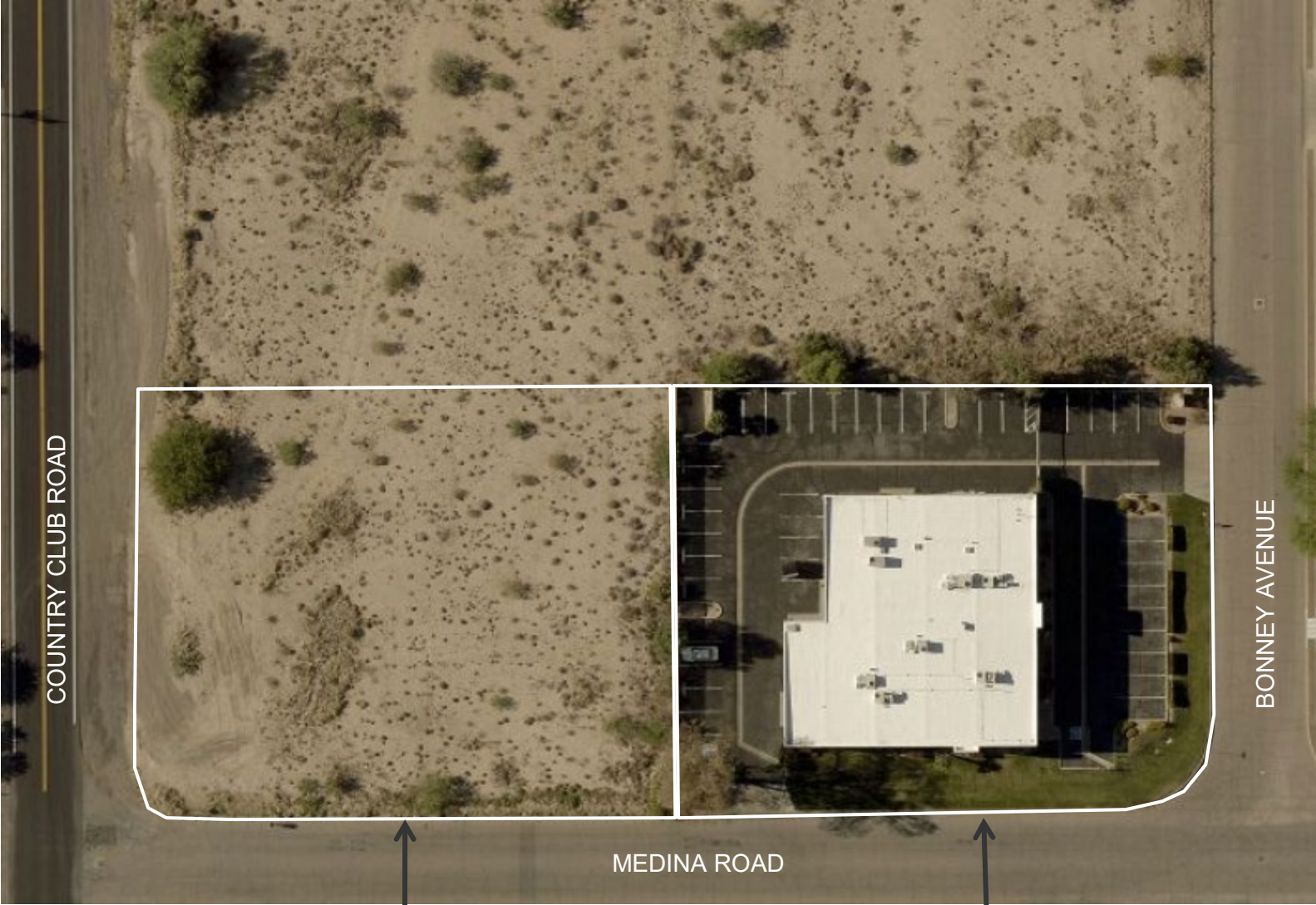
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3/1/2024

Aerial Plan

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Potential Expansion
Yard/Parking Area
(additional cost)

Premises

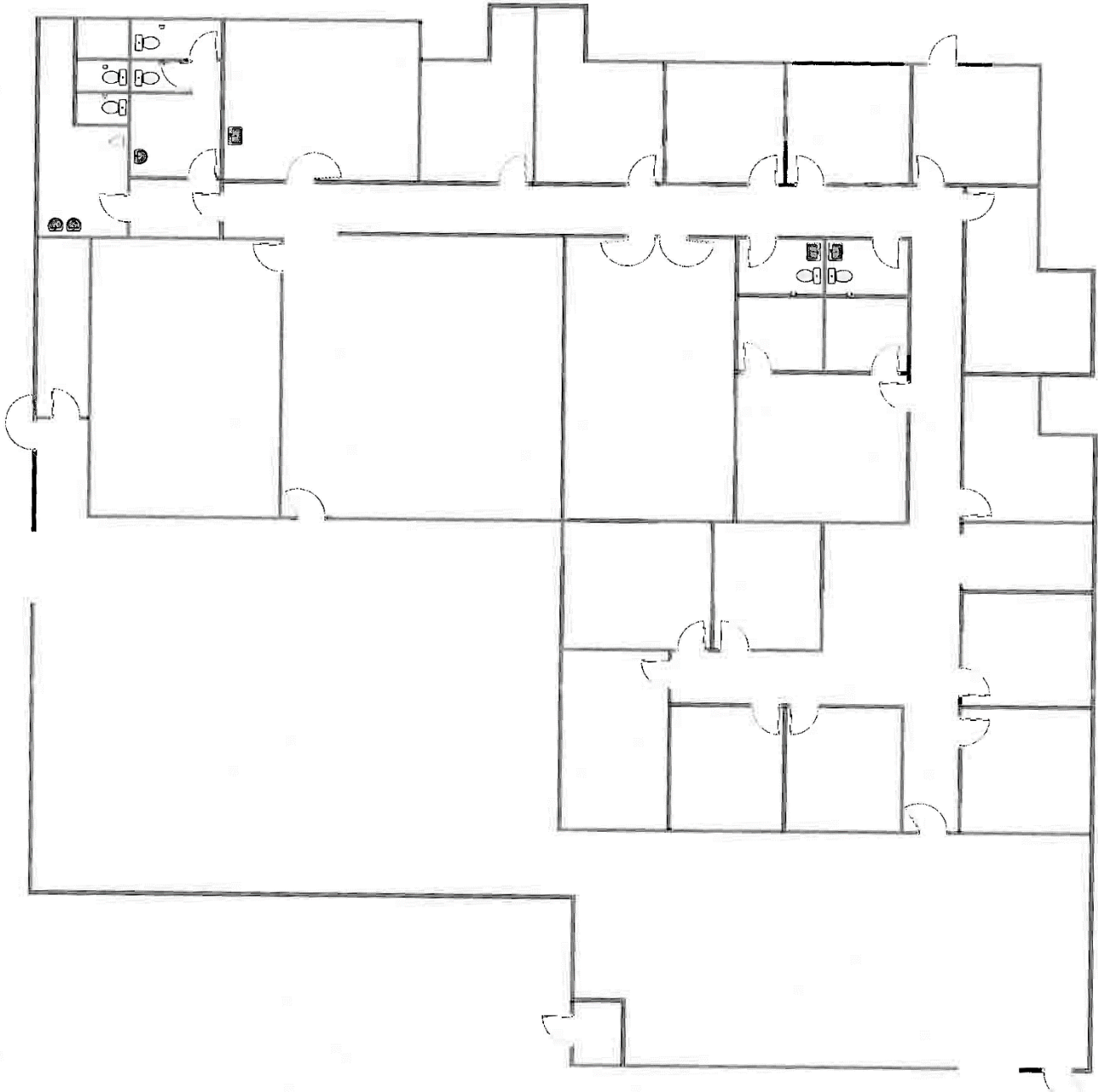
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Current Floor Plan

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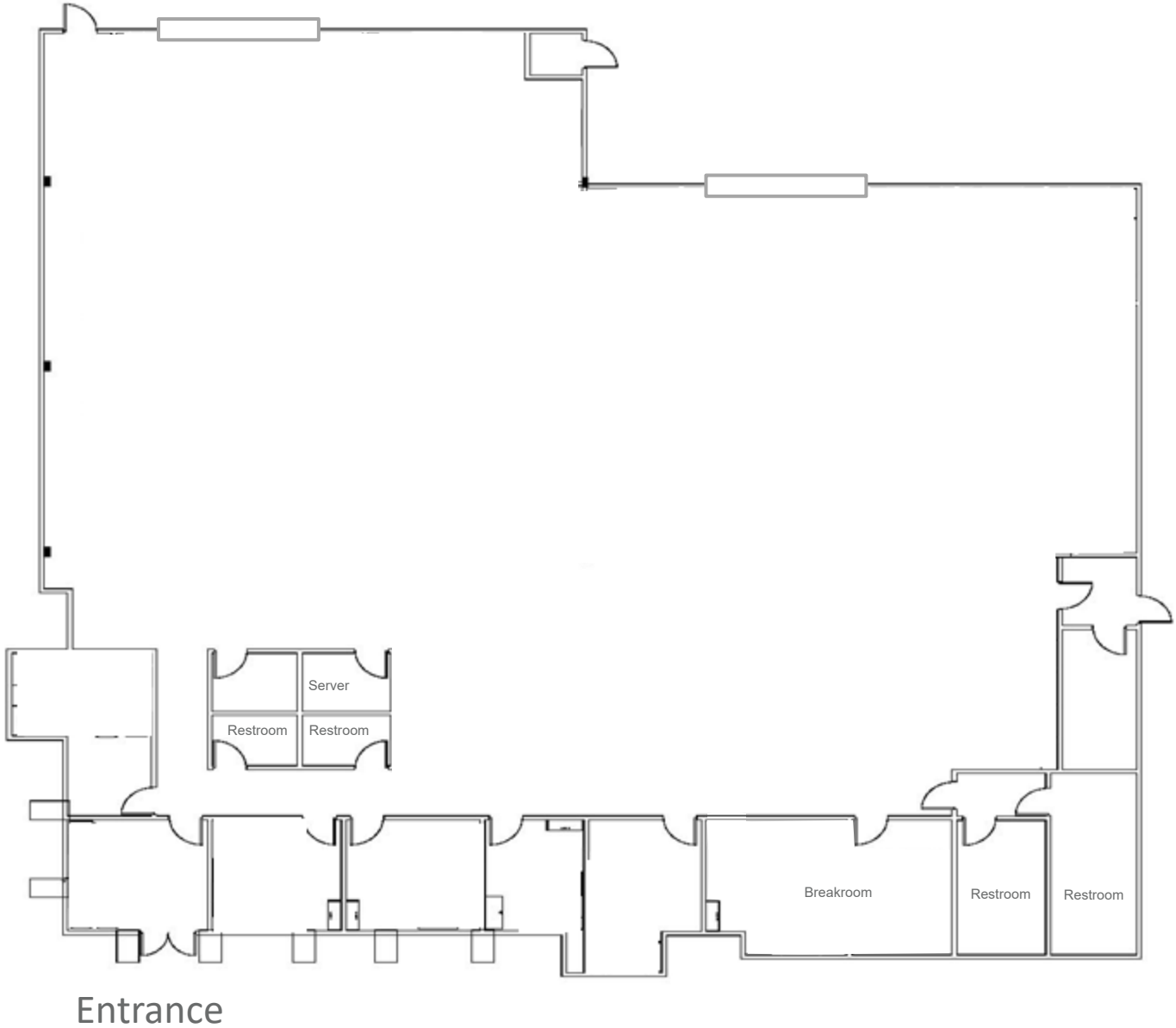
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Sample/Potential Open Floor Plan

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