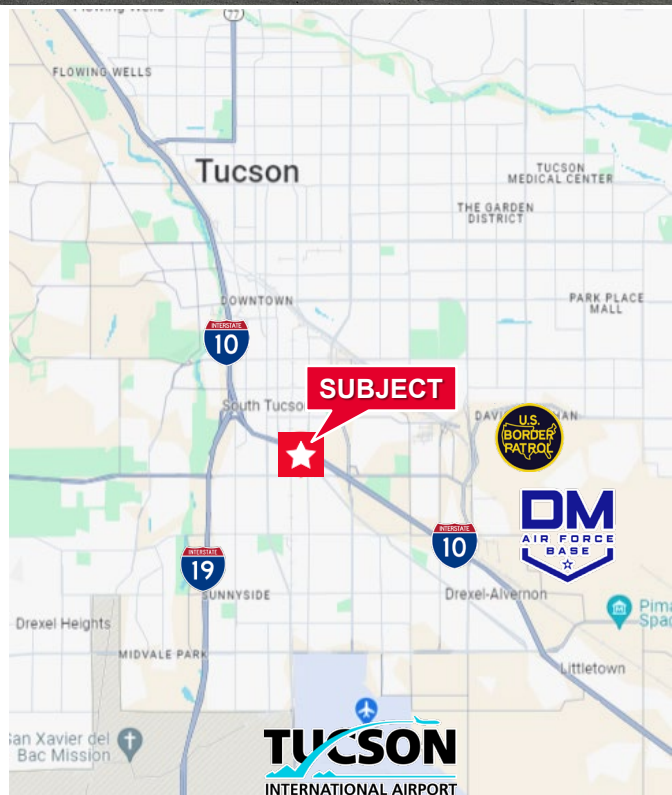


**INDUSTRIAL DISTRIBUTION**

**±15,000 SF Available**
**Lease Rate: \$10,200 (68¢ / SF per Month) NNN**
**Property Details**

|                |  |
|----------------|--|
| Office SF      | 1,650 SF                                 |
| Warehouse SF   | 13,350 SF                                |
| Parking        | 18 Surface Spaces (1.25:1,000)           |
| Ceiling Height | 22' Clear                                |
| Loading        | 2 Grade (10' x 14') & 2 Dock (10' x 12') |
| Power          | 800 Amp 240V Single Phase                |
| HVAC           | Office: HVAC<br>Warehouse: Evap.         |
| Sprinkler      | Ordinary Hazard                          |
| Construction   | Tilt-Up                                  |
| Year Built     | 1980                                     |
| Zoning         | I-1 City of Tucson                       |
| Property Taxes | \$0.06/SF (2023)                         |
| Project Size   | 45,000 SF                                |



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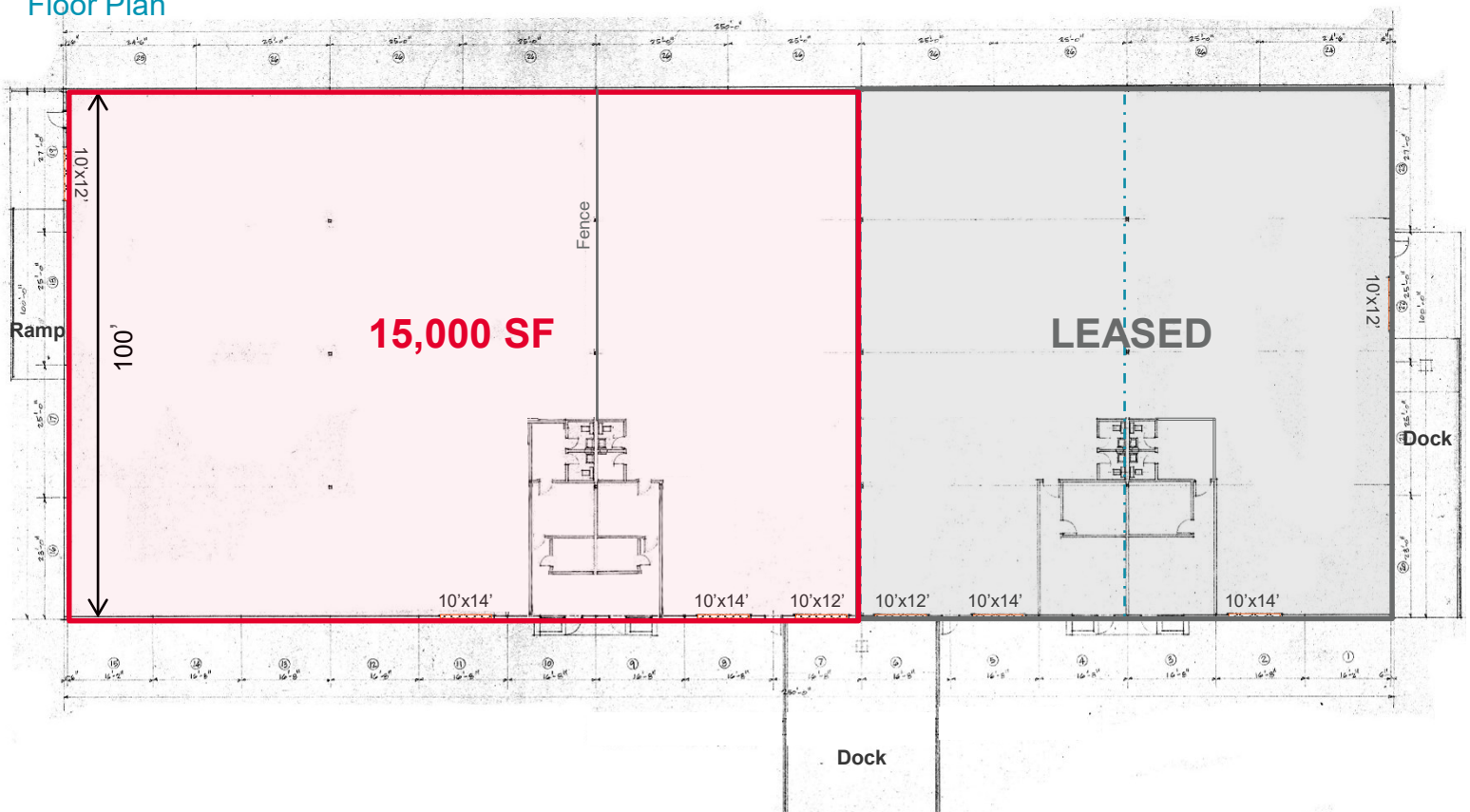
**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

**Aerial & Site Plan**

**INDUSTRIAL DISTRIBUTION**



**Floor Plan**



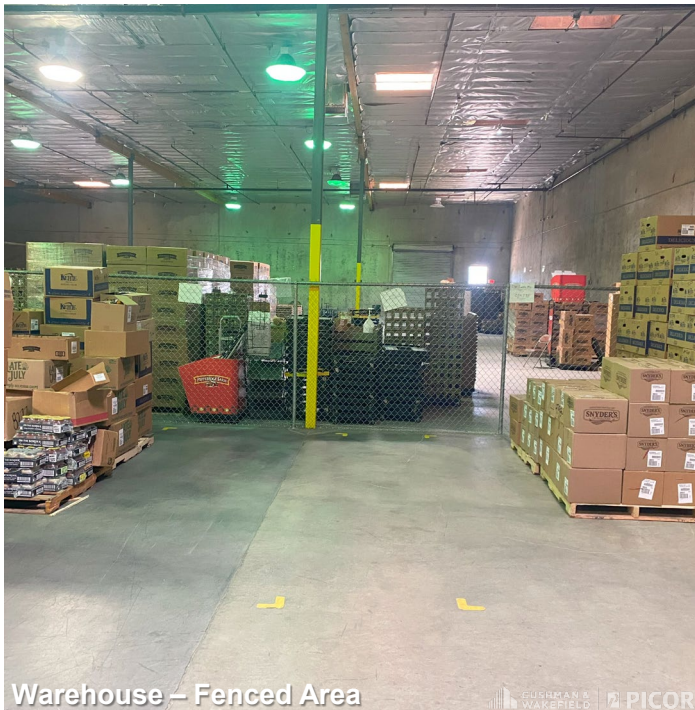
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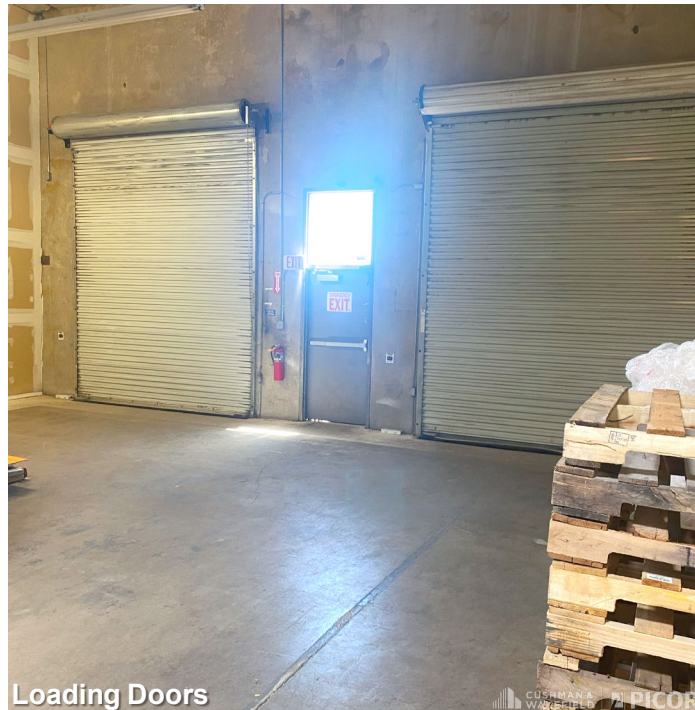
5/1/2024



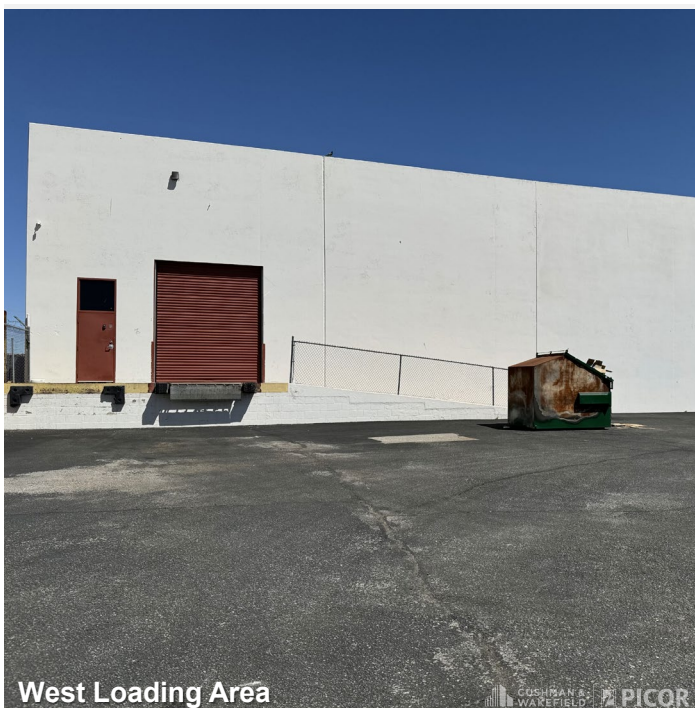
## Property Photos



Warehouse – Fenced Area



Loading Doors



West Loading Area



Store Front & Loading

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## Employment Map



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