



**MULTI-TENANT INDUSTRIAL**

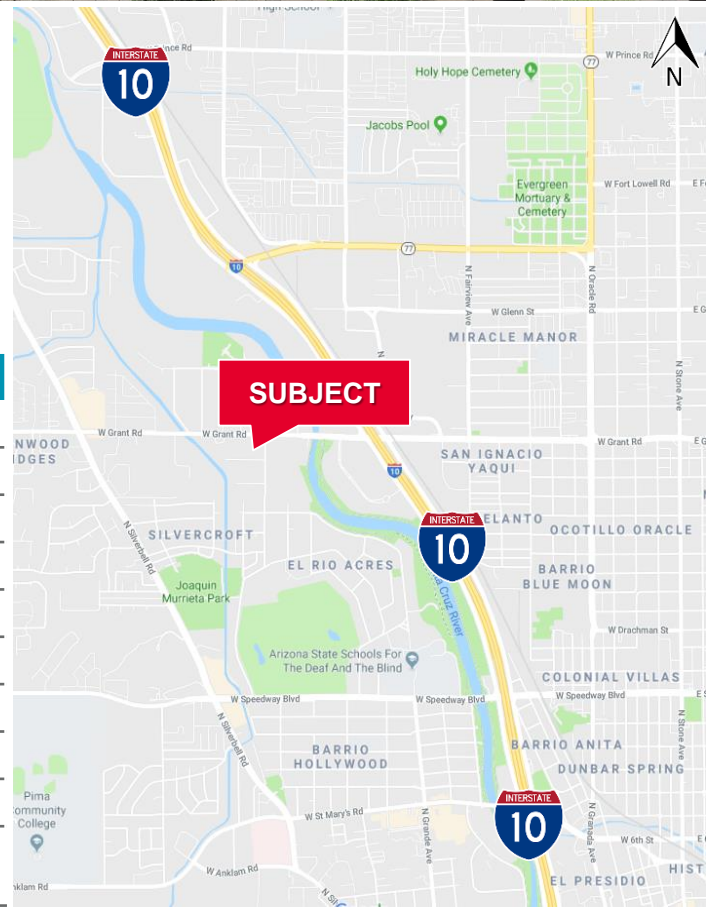
**Suite 103 – 3,444 SF Available**  
**Lease Rate: \$2,239 (65¢ / SF) per Month Gross + CAM**

**Property Highlights**

- Easy Access to I-10 via Grant Road Interchange
- High Quality Business Park Environment
- Small Fenced Yard Available
- Close Proximity to U of A & Downtown Tucson
- Located in the Opportunity Zone

**Property Details**

Office	±400 SF
Ceiling Height	16'
Loading	1 Dock, 1 Grade
Power	120/240 Volt, 3 Phase
HVAC	AC (Office), Evap (Warehouse)
Construction	Masonry
Year Built	1983
Zoning	I-1 (Light Industrial)
Parking	2.41:1000 SF
Estimated CAM	16.2¢ / SF / Month (includes HVAC maintenance)



For more information, contact:

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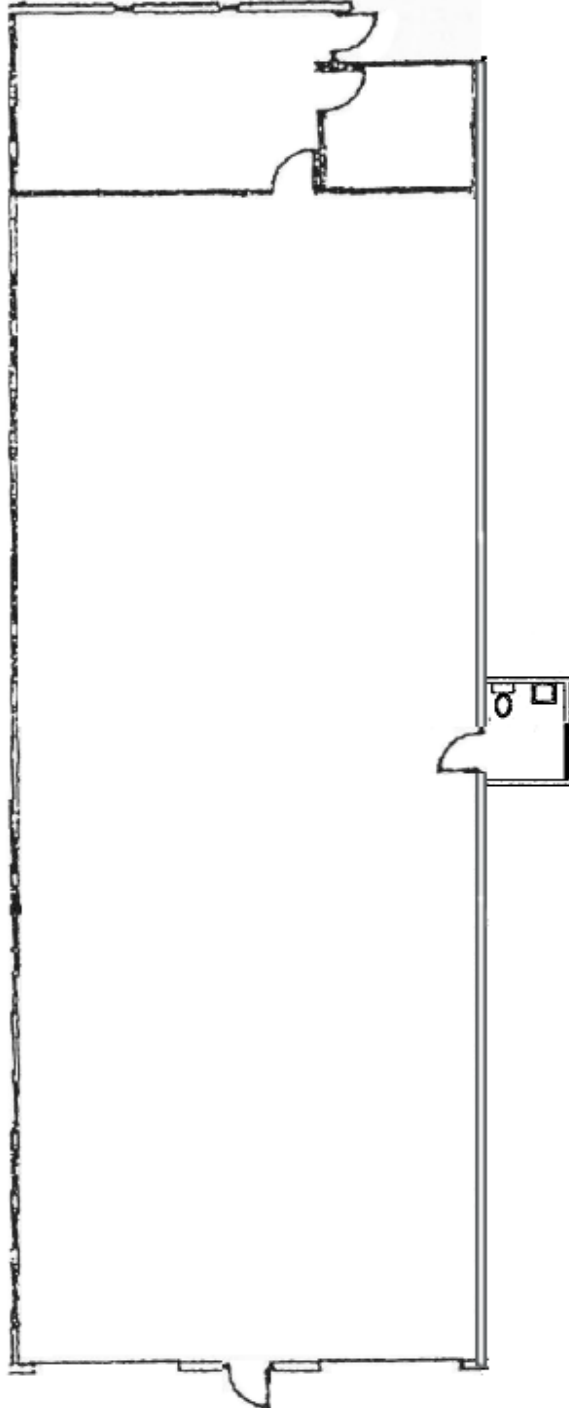
\*\*\*Owner is a licensed Real Estate Agent in the state of Arizona

**PICOR Commercial Real Estate Services**  
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Floor Plan  
Suite 103 - 3,444 SF

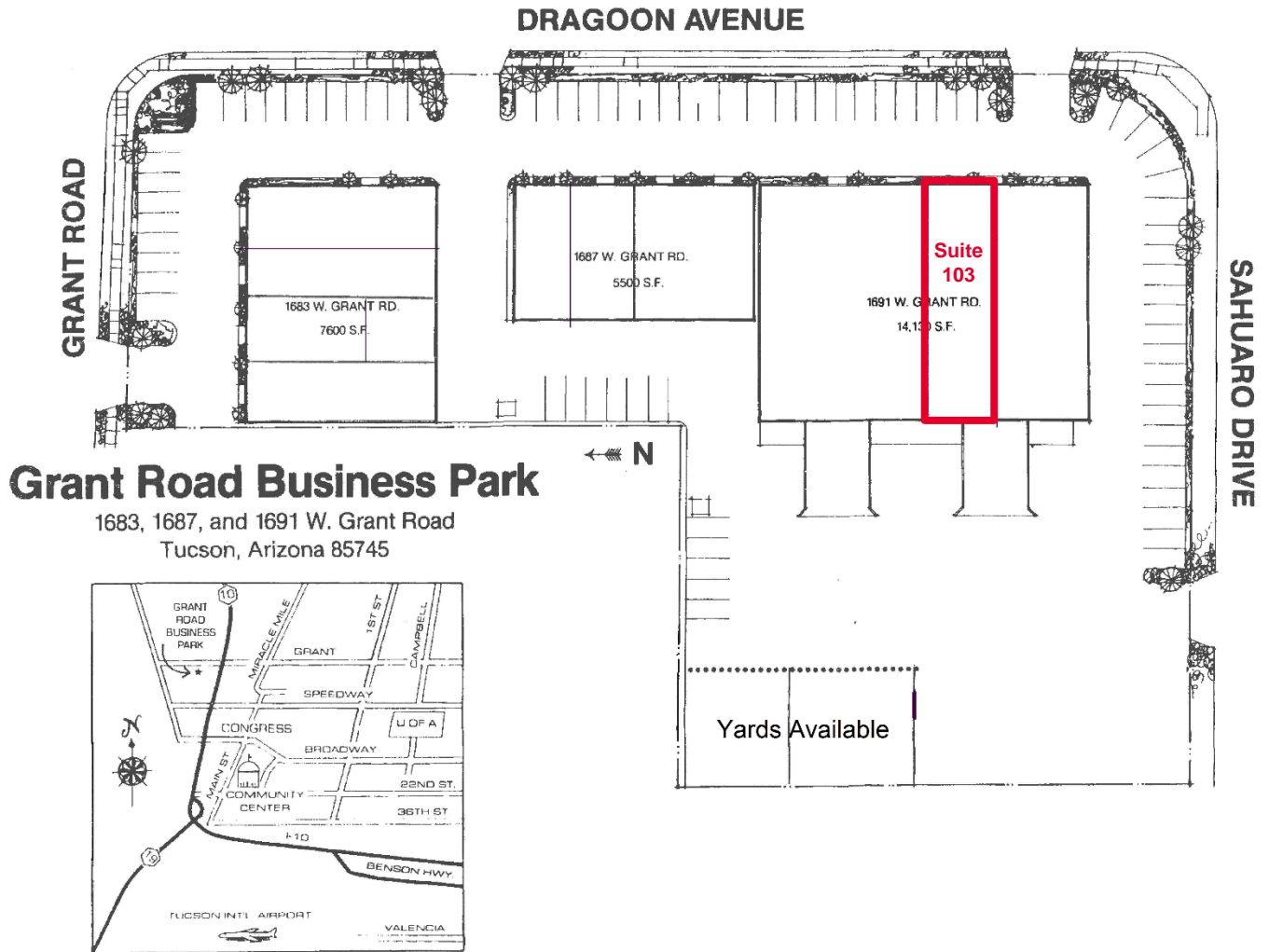
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\*Not to Scale

Site Plan

YARD AREA AVAILABLE





Map

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