

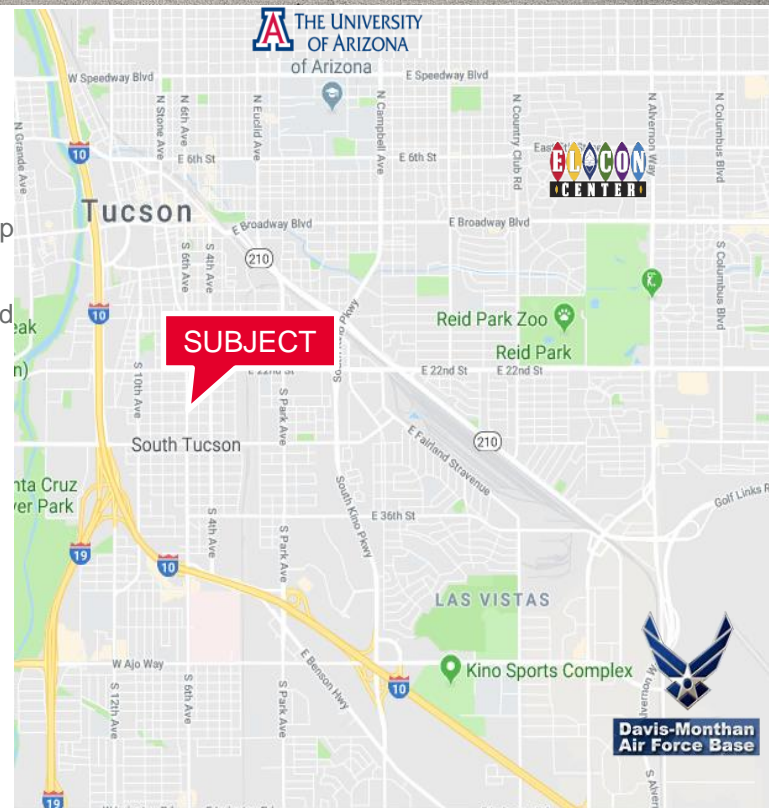
INDUSTRIAL

8,600 SF Industrial Space
Lease Rate: \$.34 / SF GROSS / \$2,900 MO
Property Highlights

- Easy access to I-10 & I-19
- Located in City of South Tucson
- Zoned Commercial SB2-A
- Fire suppression system
- Mezzanine Office
- Former Cabinet Mfg. Shop, former Food processing and catering, salsa, tortilla and chip factory.
- Full kitchen with two permitted Cooking Hoods.

Property Details

Available	8,600 SF
Loading	Three (3) 10' x 10' Grade Level Two (2) 14' x 10' Grade Level
Parcel Number	118-18-165B
Land Area	±34,200 SF (±.785 Acres)
Zoning	Zoning SB2-A (Light Industrial) City of Tucson
Power	400 amp/ 208/120V/ 3-phase



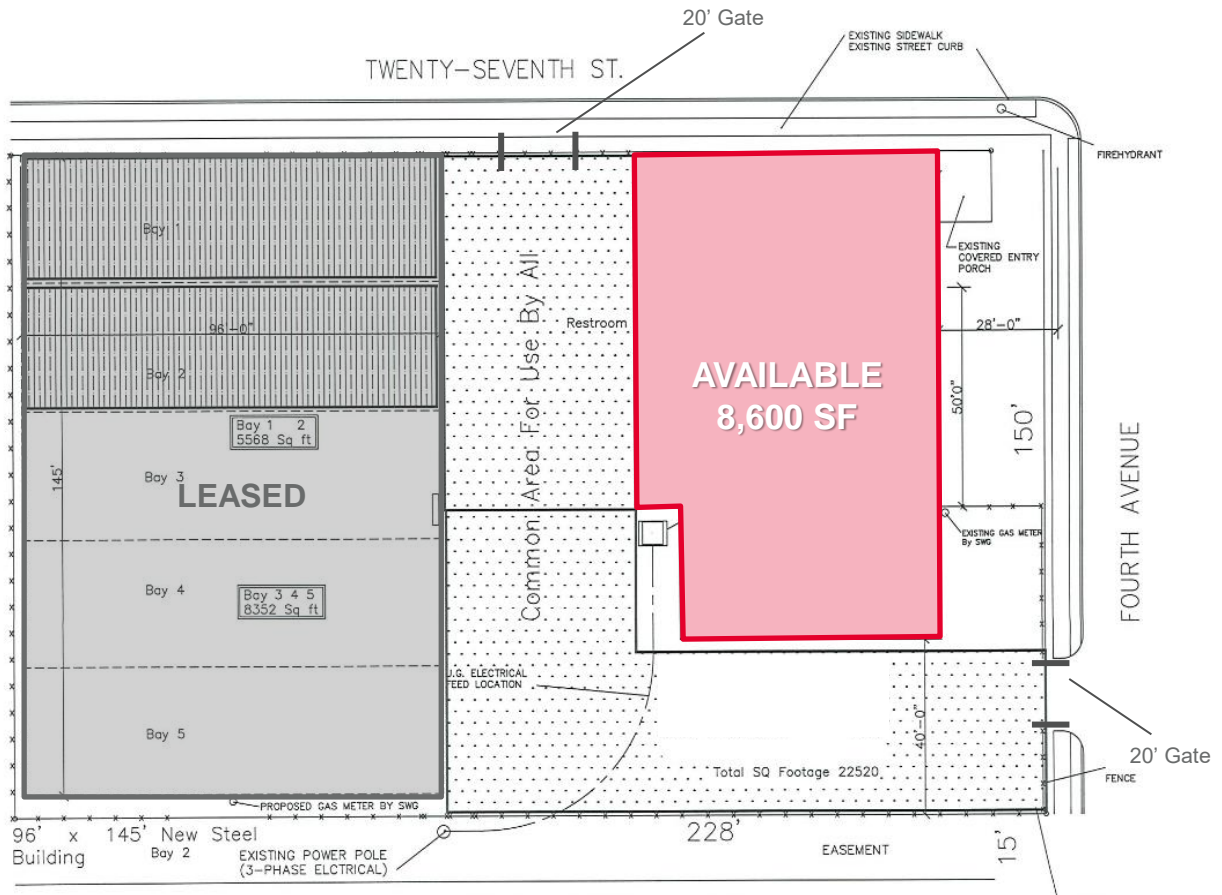
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picor.com

Site Plan

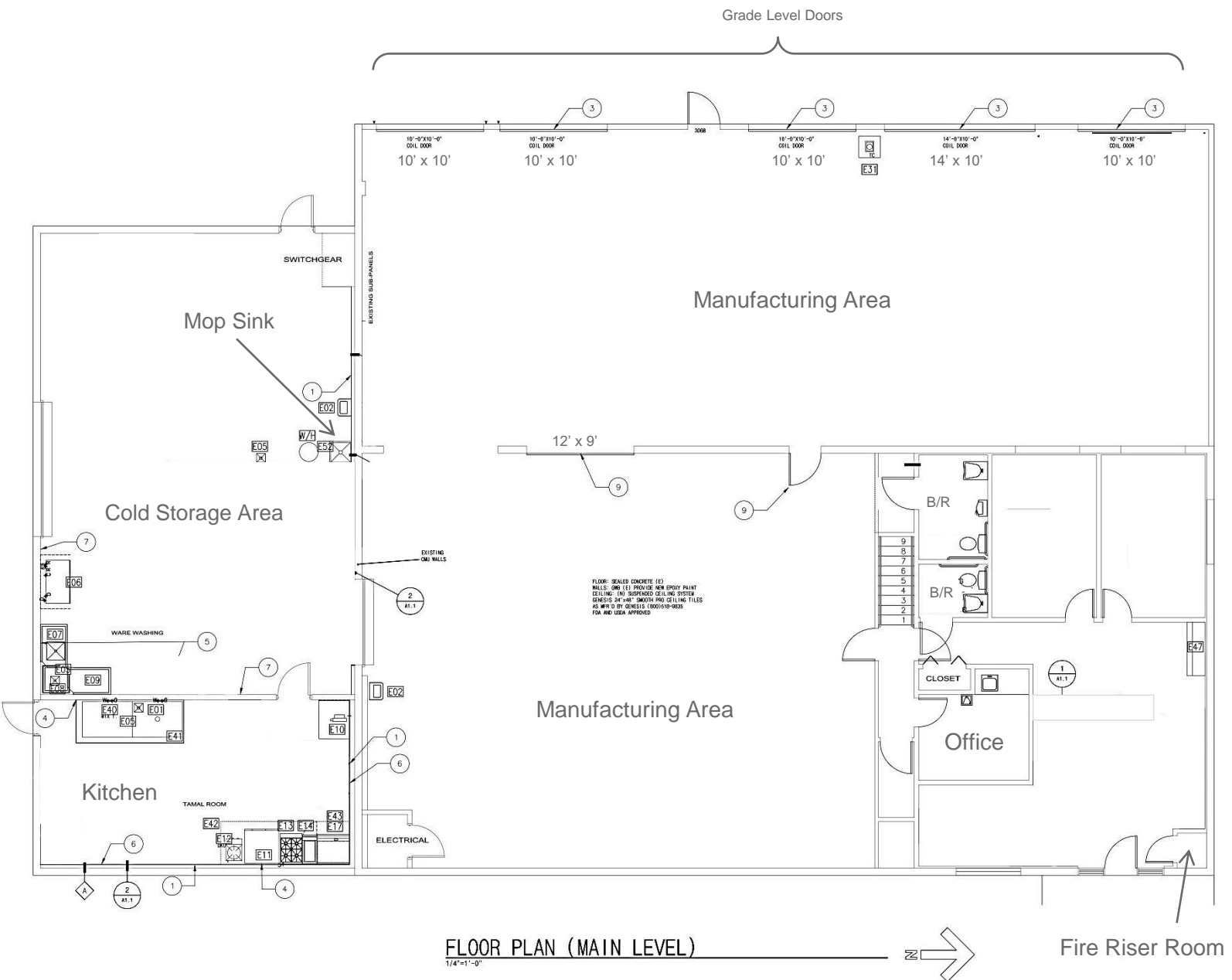


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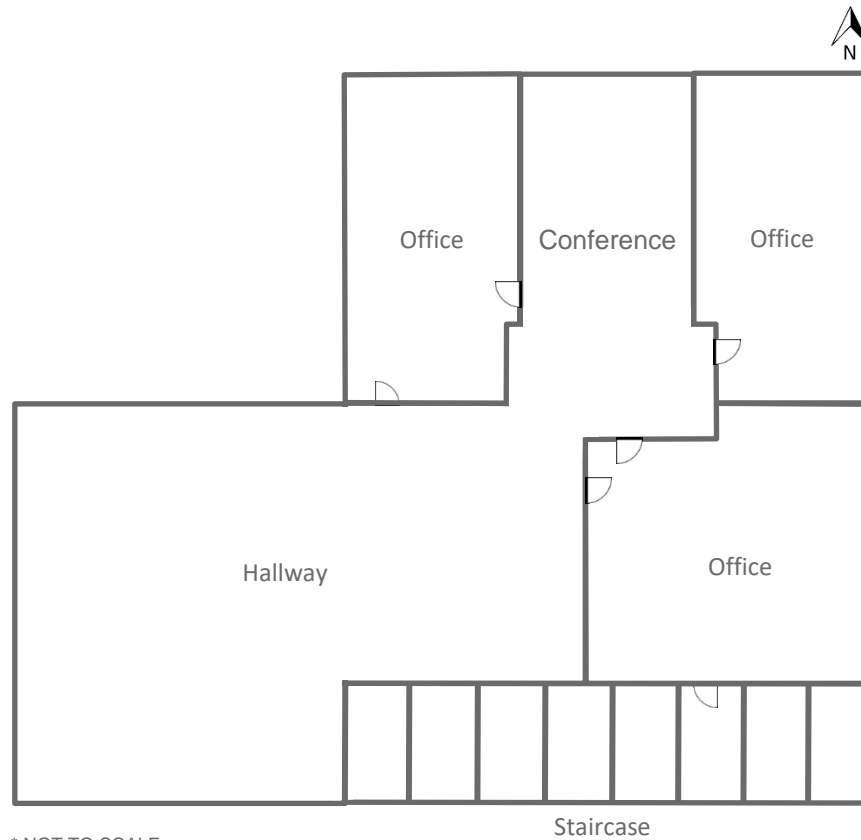
8/4/2022

Floor Plan



Floor Plan

Second Floor HVAC Office



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