

INDUSTRIAL / OFFICE

Property Features

- I-1, City of Tucson zoning
- Excellent industrial location on South Park Ave. with easy access to both I-10 & I-19
- Offering below market rents
- Grade-level roll up doors in each space
- Economical space excellent for start-ups or small businesses
- 14 ft. clear height
- ± 50'x20' evap. cooled warehouse area
- Sprinkler system available

Suite	Available	Lease Rate	Lease Type
18	1,390	\$736.70/mo.	Modified Gross
24	1,390	\$736.70/mo.	Modified Gross
27	1,390	\$736.70/mo.	Modified Gross

*Tenant pays additional \$70.00/month CAM (trash & water) plus city/county leasing tax of 3.1%, plus own utilities.



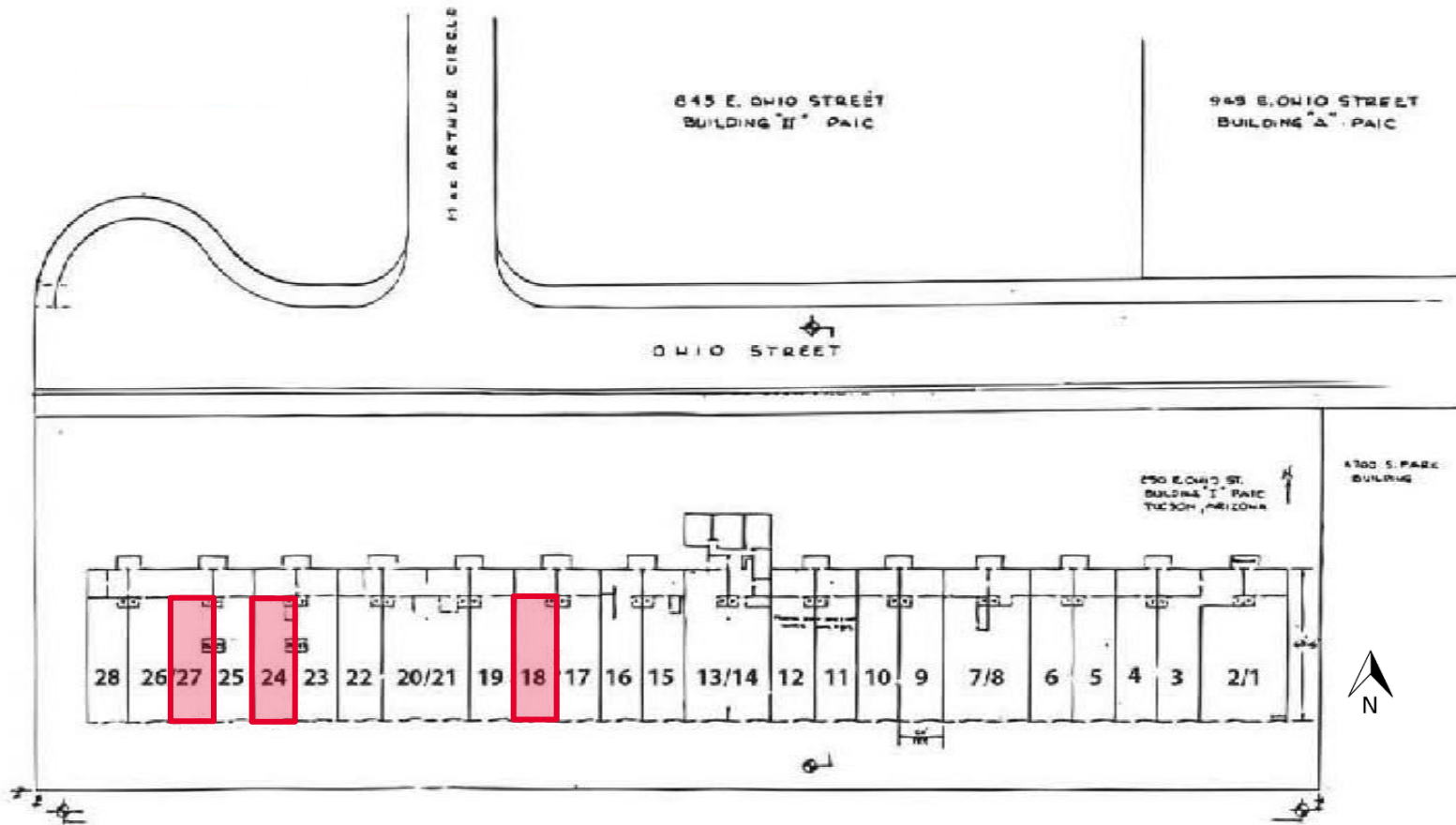
For more information, please contact:

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Site Plan

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