



**2.15 Acres (93,642 SF) Land**  
**Lease Rate \$3,800.00/Month**  
**NNN Charges: \$400.00/Month**

#### Property Highlights

- Property is located on the desirable Northwest side of Tucson between the new Prince Road and Ruthrauff Road I-10 interchange
- Improved Yards, Fenced and Lighted

#### Property Details

Land Size	2.15 Acres (93,642 SF)
Assessor Parcel No.	103-06-070B
Utilities	Water and Electric can be provided for a 3+ year term
Power	200 amp, 240-V, 3-Phase
Zoning	CI-2 (Pima County General Industrial) Formerly Known as Pima County Heavy Industrial

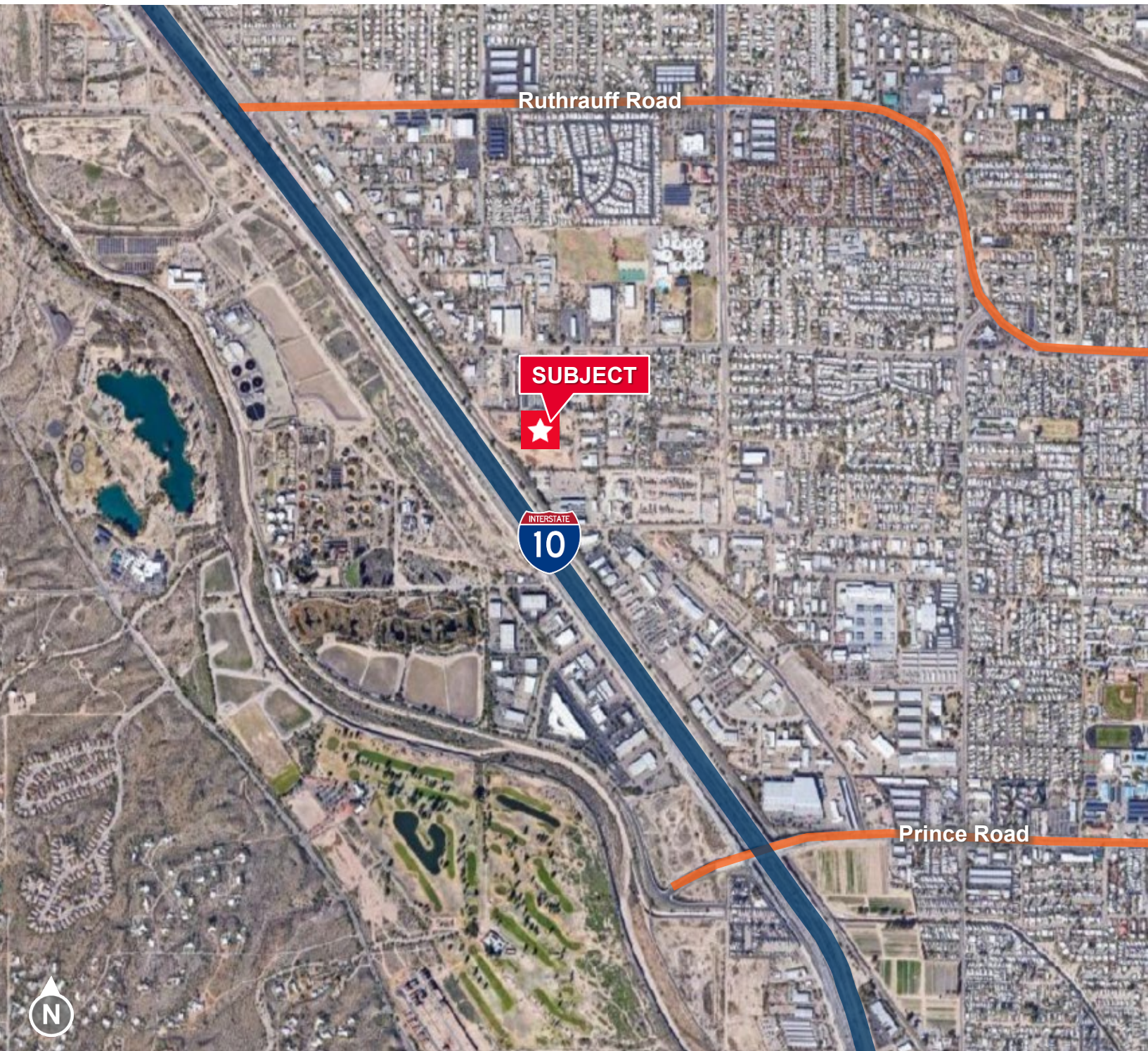


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**Aerial**







Tucson, Arizona 85705

## INDUSTRIAL



Property Address	Description
2475 W. Placita Desierto Morado	93,642 SF – 2.15 acres and commonly known as Pima County Tax Assessor Number 103-06-070B

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