

OFFICE / WAREHOUSE



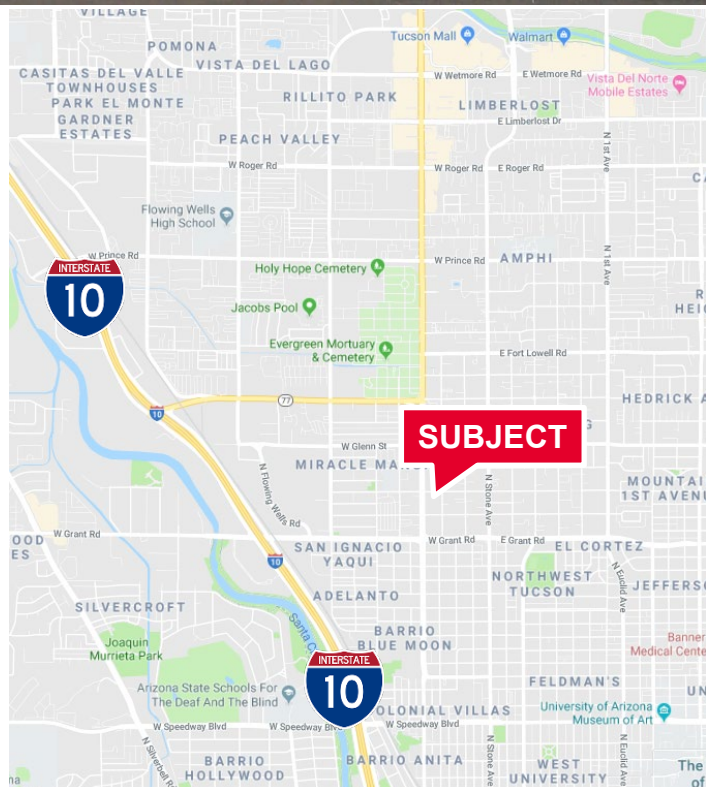
±3,640 SF Office / Warehouse Space
Lease Rate: \$0.85/SF/Mo., MG

Property Highlights

- Completely renovated in 2008, this 10,068 SF building features all new building systems (including plumbing, electrical, HVAC, etc) and is presently configured into three (3) separate suites
- Located one block from Grant Road and Oracle Road, less than one (1) mile from Interstate 10

Property Details

Available	Suite 115 (front space) ±3,640 SF
Lease Rate	\$0.85 / SF / Mo. MG
Loading	Grade level with 12' x 10' door
Clear Height	11 - 13 ft.
Power	200 Amp 3-phase
Zoning	C-2, City of Tucson

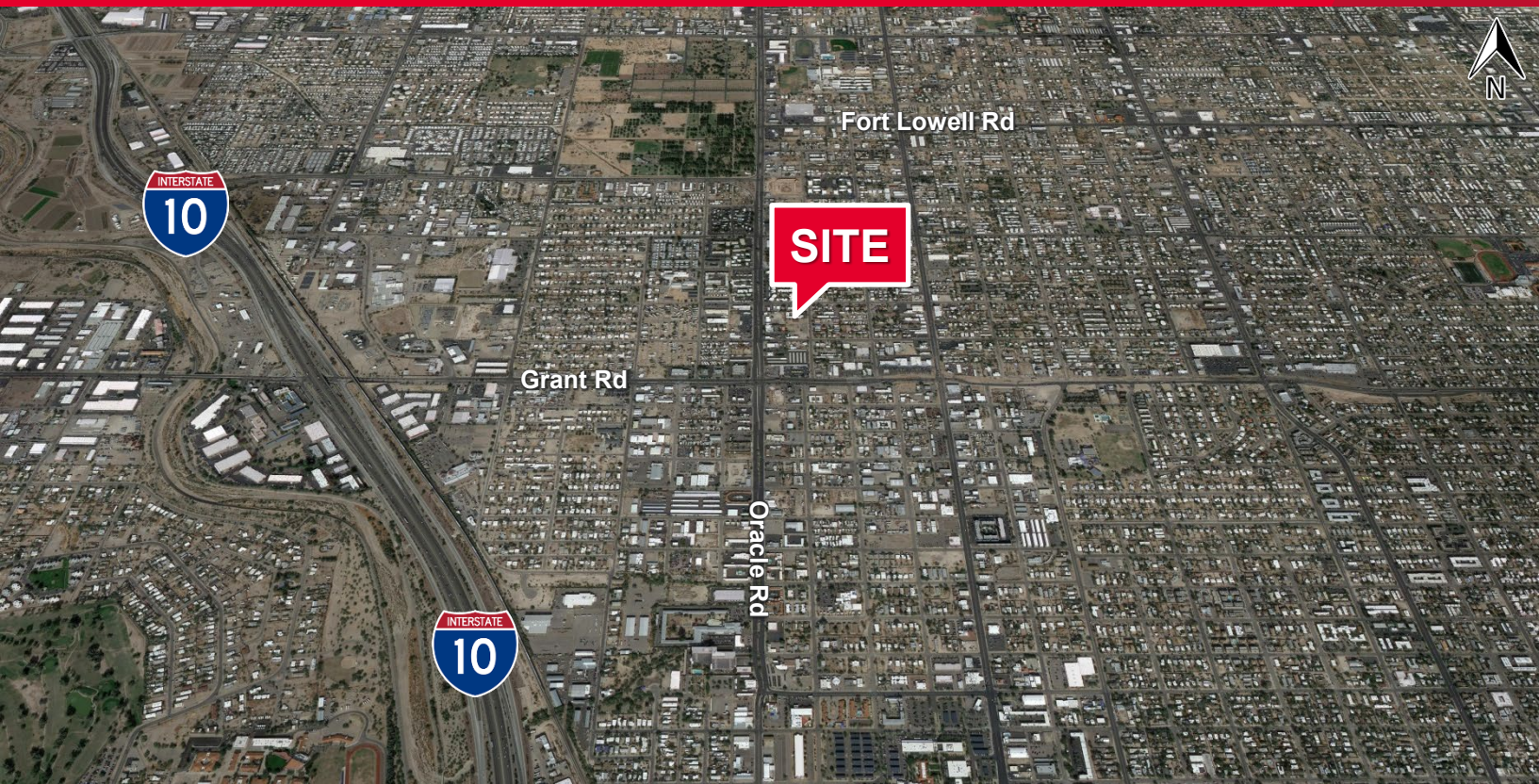


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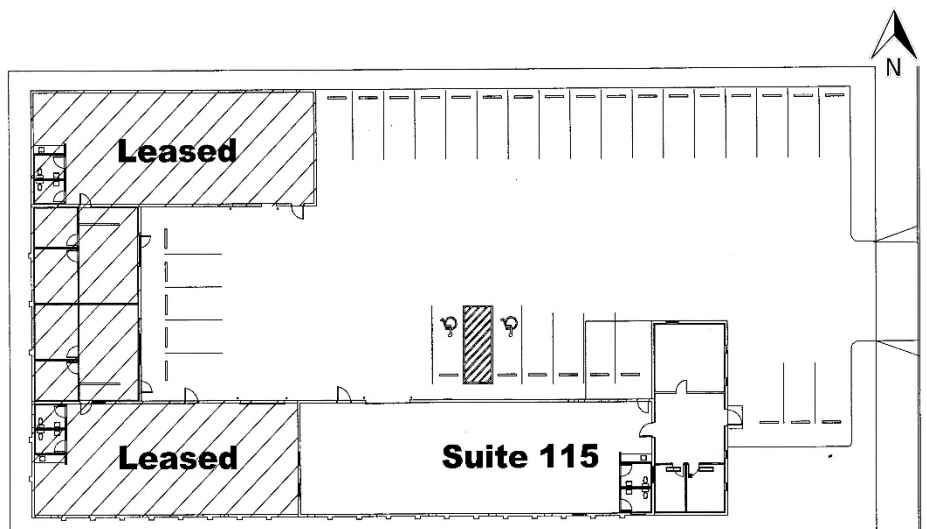
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Property Highlights

- All new air conditioners and ducting
- Completely new backflow and plumbing system
- New ADA accessible restrooms
- Slate wall tile in restrooms
- Kitchenette in each warehouse
- Warehouses well-lit with glass block
- Brand new insulated overhead doors\
- All new hollow metal doors throughout
- Tinted windows
- New roof coating
- Re-sealed parking lot
- Exterior lighting
- All new paint
- Completely fenced site
- New gate opener
- New landscaping and irrigation
- Individual security systems
- Offices pre-wired with Cat 5 cabling
- Locking central mailbox



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Property Photos

INDUSTRIAL



Electric Gate Opener



Sample Warehouse Area (One of Three)



Sample New ADA Restroom (one of six)



Sample Office Area



Electric Security Shutters



New Electric Service

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