



**Building Size: 8,808 SF (± 568 SF Office)**

**Lease Rate: \$5,725.20 (65¢ / SF) Per Month NNN**

#### Property Details

Ceiling Height	14' – 16'
Loading	1 Grade – 14' x 10'
Power	2,000 Amp, 120/208 Volt, 3-Phase
HVAC	100% AC, upgraded system
Sprinkler	Upgraded Fire Sprinkler System
Construction	Brick
Year Built	1973, extensive remodel 2006
Lot Size	1.16 Acres (50,530 SF)
Zoning	P-I (Park Industrial), Administrative to Manufacturing
Parking	6.13:1,000 54 spaces total including 15 covered
Estimated NNN	22¢ / SF / Month

#### Property Highlights

- Stand-alone building near Tucson International Airport
- 100% AC, quality interior finishes
- Grounding bars and air and vacuum lines throughout
- Excellent parking and enclosed yard with gate-controlled access
- Located in the Opportunity Zone



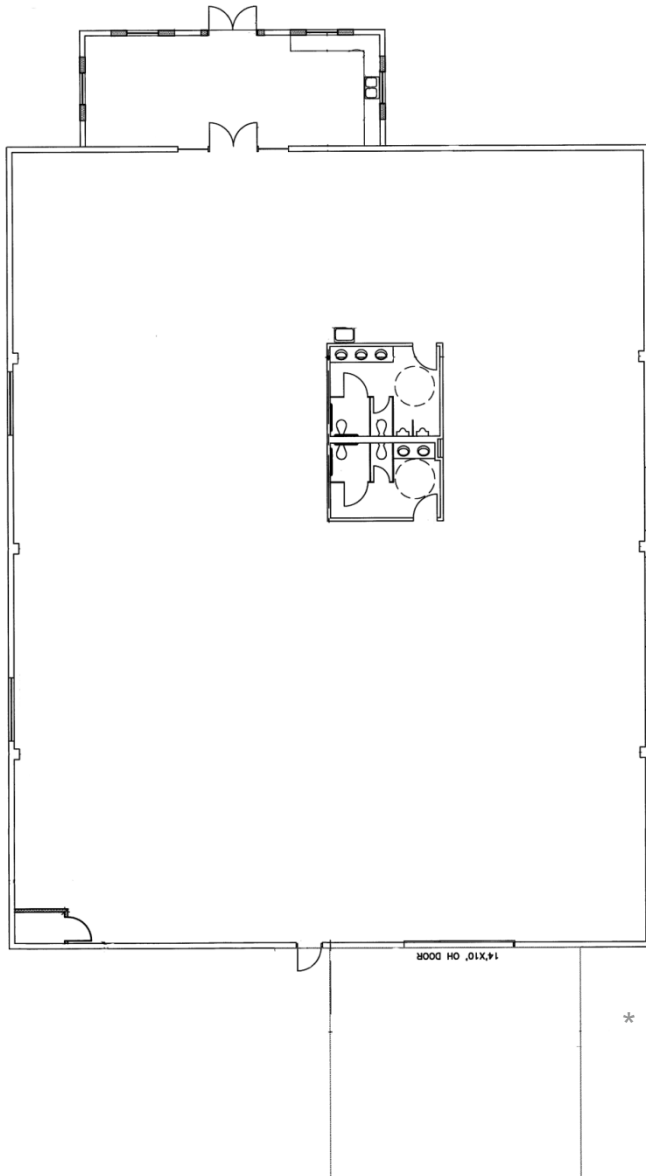
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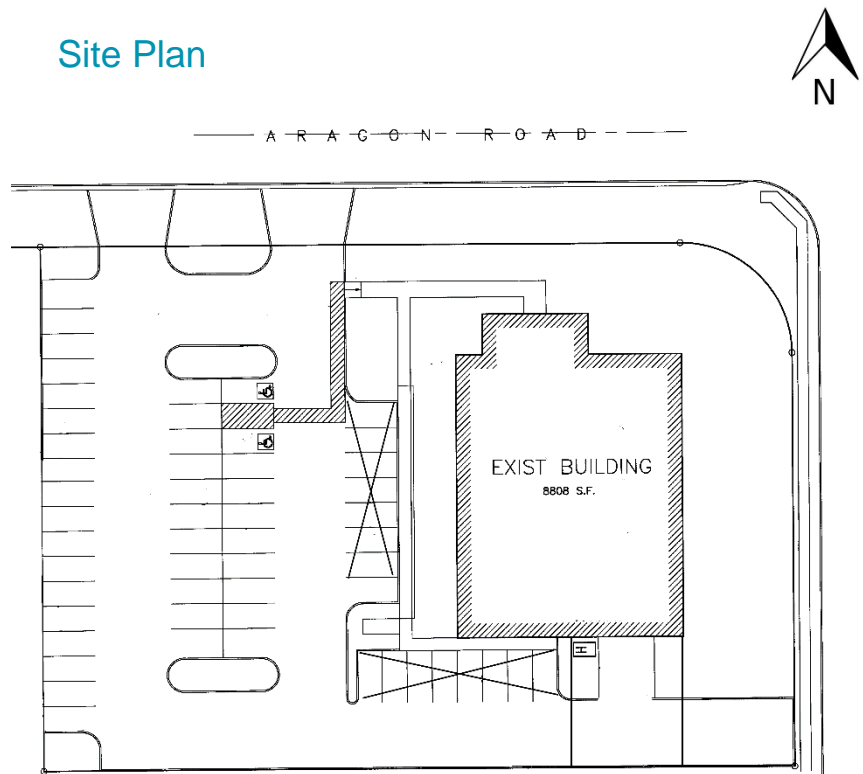
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**OFFICE / R&D / MANUFACTURING**

**Floor Plan**



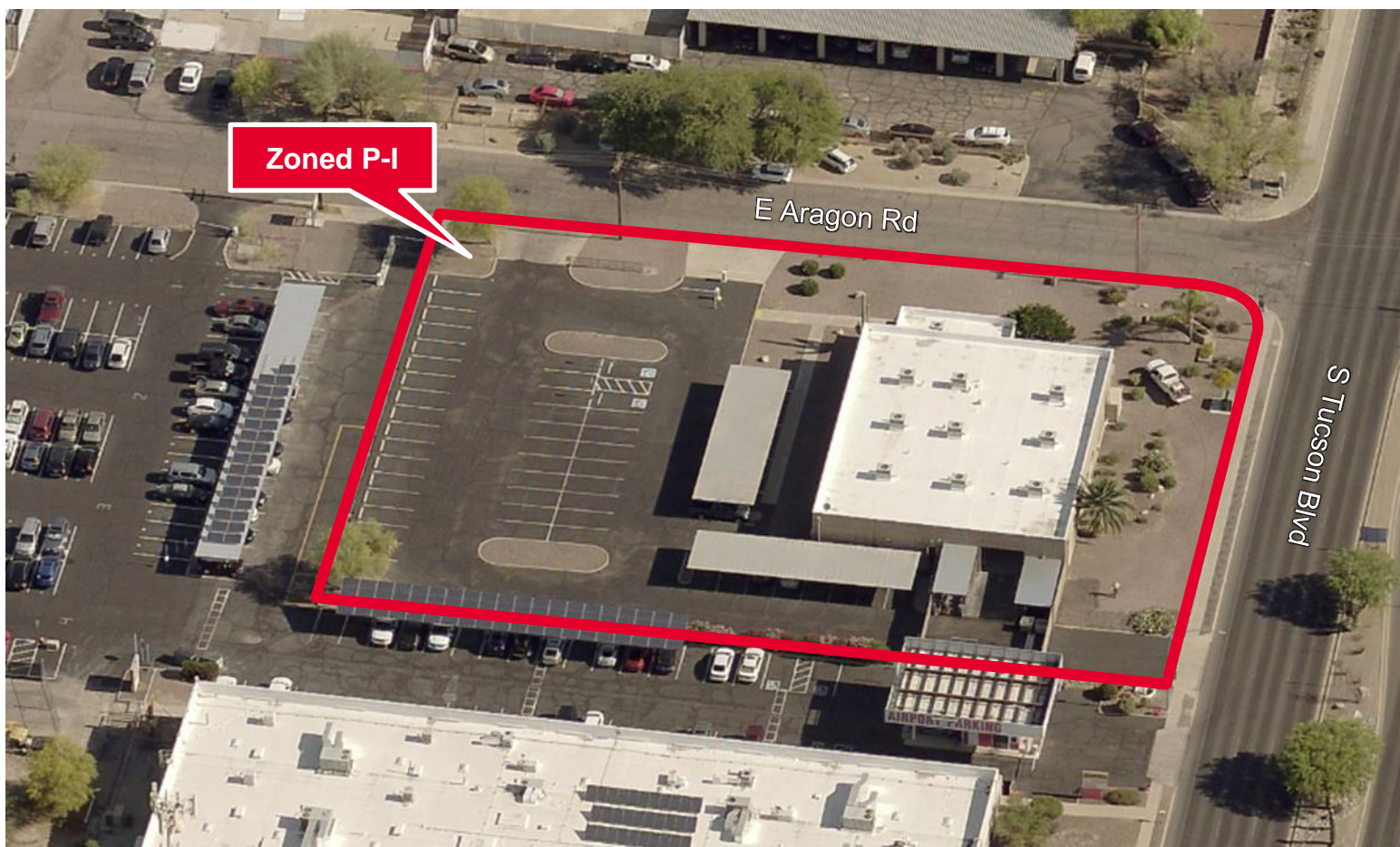
**Site Plan**



**\* Not to Scale**



## Aerial & Zoning





Trade Map



\* Property is in the vicinity of Tucson International Airport, may be subject to restrictions

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