

FOR LEASE

2650

EAST ELVIRA ROAD

Tucson, AZ 85756



MANUFACTURING FACILITY

±20,000 – ±47,643 SF FLEXIBLE SIZE CONFIGURATIONS AVAILABLE

CBRE



PROPERTY HIGHLIGHTS



AVAILABLE SPACE DETAILS

±20,000 - ±47,643 SF

Class "A" newly built out R&D Facility

2400 amps/480v 3 phase, UPS system, redundant power supply

Multiple Clean room areas

Multiple Bathroom Cores

3 dock loading positions with levelers

Fully air conditioned

Multiple glass store front entry options

\$12/SF NNN

2020 NNN expenses are approximately \$2.50 / SF



BUILDING/SITE DETAILS

±110,026 SF on a ±9.55 acre site

±22'- ±25' clear

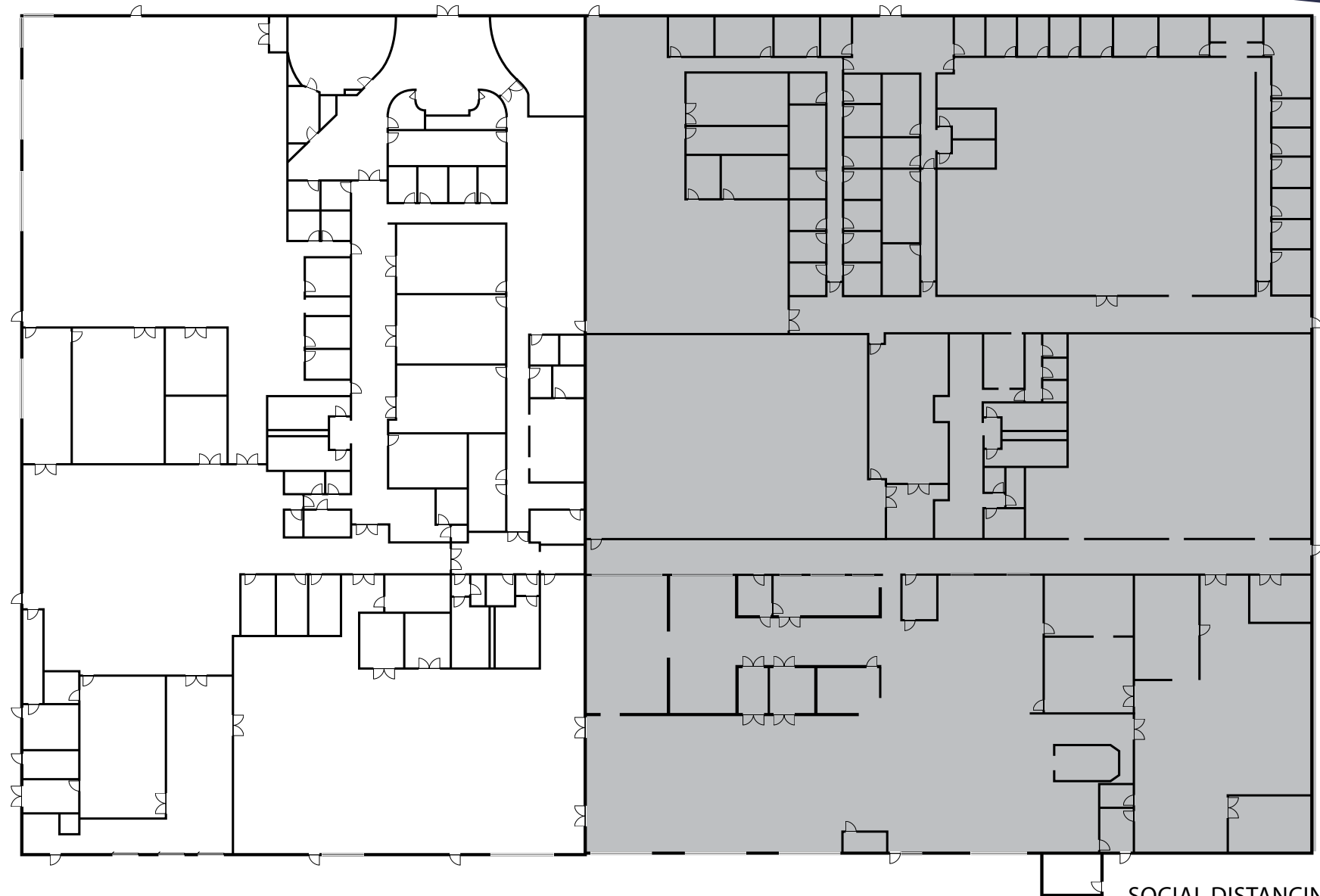
5.3/1000 parking ratio

I-1 zoning

±¼ mile to TIA

±3 miles to Interstate 10

AVAILABLE
±50,000 SF



OCCUPIED
±60,000 SF



SOCIAL DISTANCING/SAFETY FEATURES

No elevators

No shared hallways with other tenants

Private entrances for each tenant

Separate HVAC systems for each suite

Tenant controls own cleaning/janitorial



TUCSON INTERNATIONAL AIRPORT



SITE OUTLINE NOT TO SCALE

E. CORONA ROAD

S. TUCSON BLVD.

E. ELVIRA ROAD

Google Earth

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