

100% AC MFG / WAREHOUSE



17,360 SF Available

Lease Rate: \$11,250 (65¢ / SF) Per Month NNN

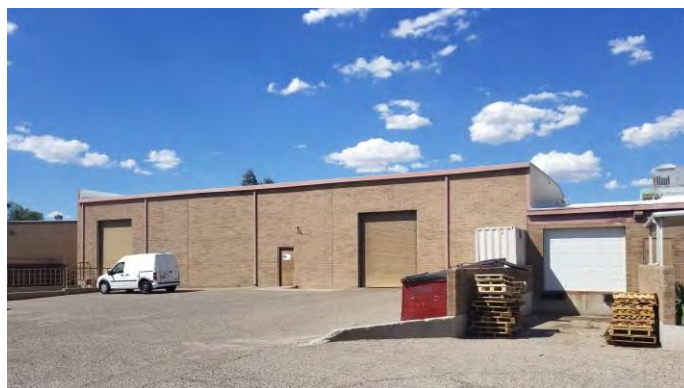
Sale Price: \$1,450,000 (\$83.53 / SF)

Property Details

Office SF	± 3,650 SF
Ceiling Height	13.5' – 18'
Loading	2 Dock (Truck Well), 1 Grade
Power	800 amps, 277/480 Volt, 3 Phase
HVAC	100% AC
Sprinkler	Ordinary Hazard
Construction	Block
Year Built	1985, expanded 1999
Lot Size	1.11 Acres (48,517 SF)
Zoning	CI-2
Parking	30 Spaces
Taxes (2019)	\$16,423.12
Disclosures	*Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

Property Highlights

- 100% AC Building
- Heavy power
- LED Lighting throughout warehouse
- Located in the Palo Verde / Ajo industrial area
- Easy access to all areas of town via Aviation Highway and I-10



For more information, please contact:

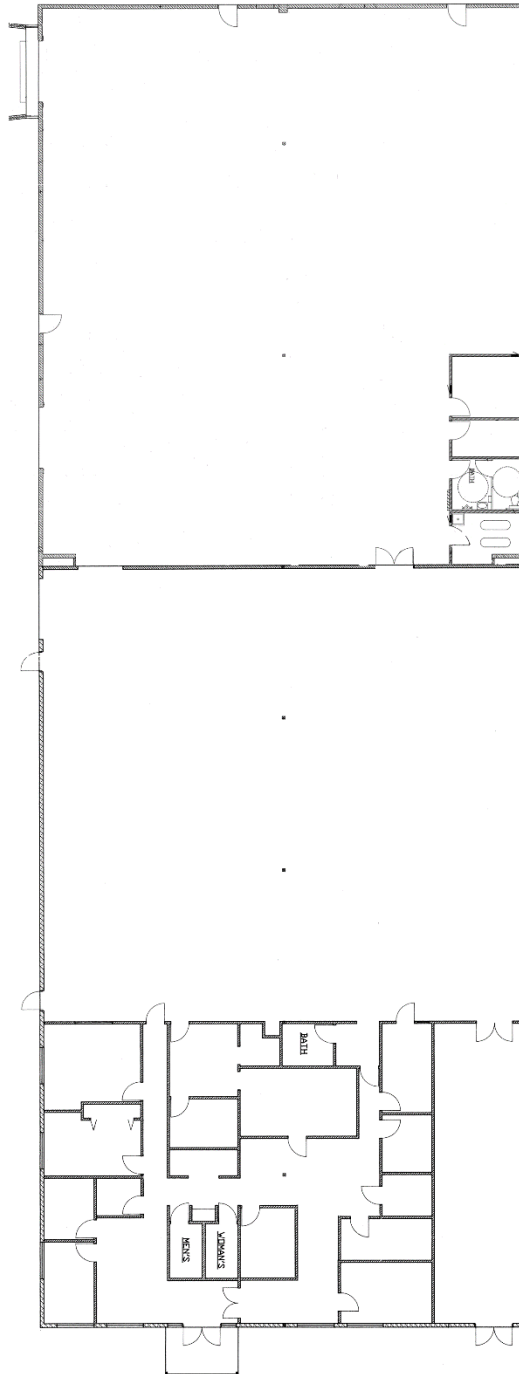
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Floor Plan

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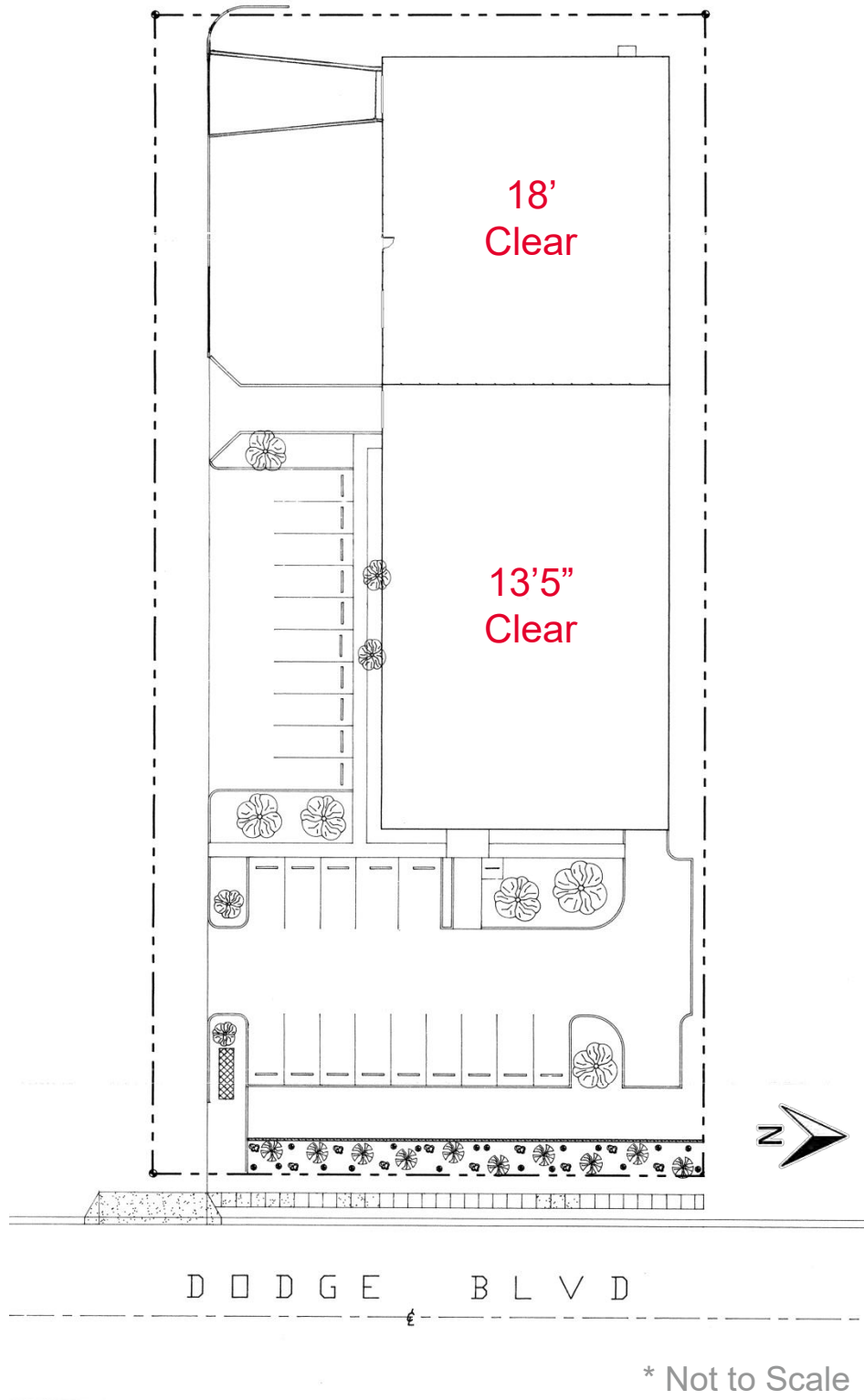
* Not to Scale

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Site Plan

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Pictures

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Map & Zoning

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