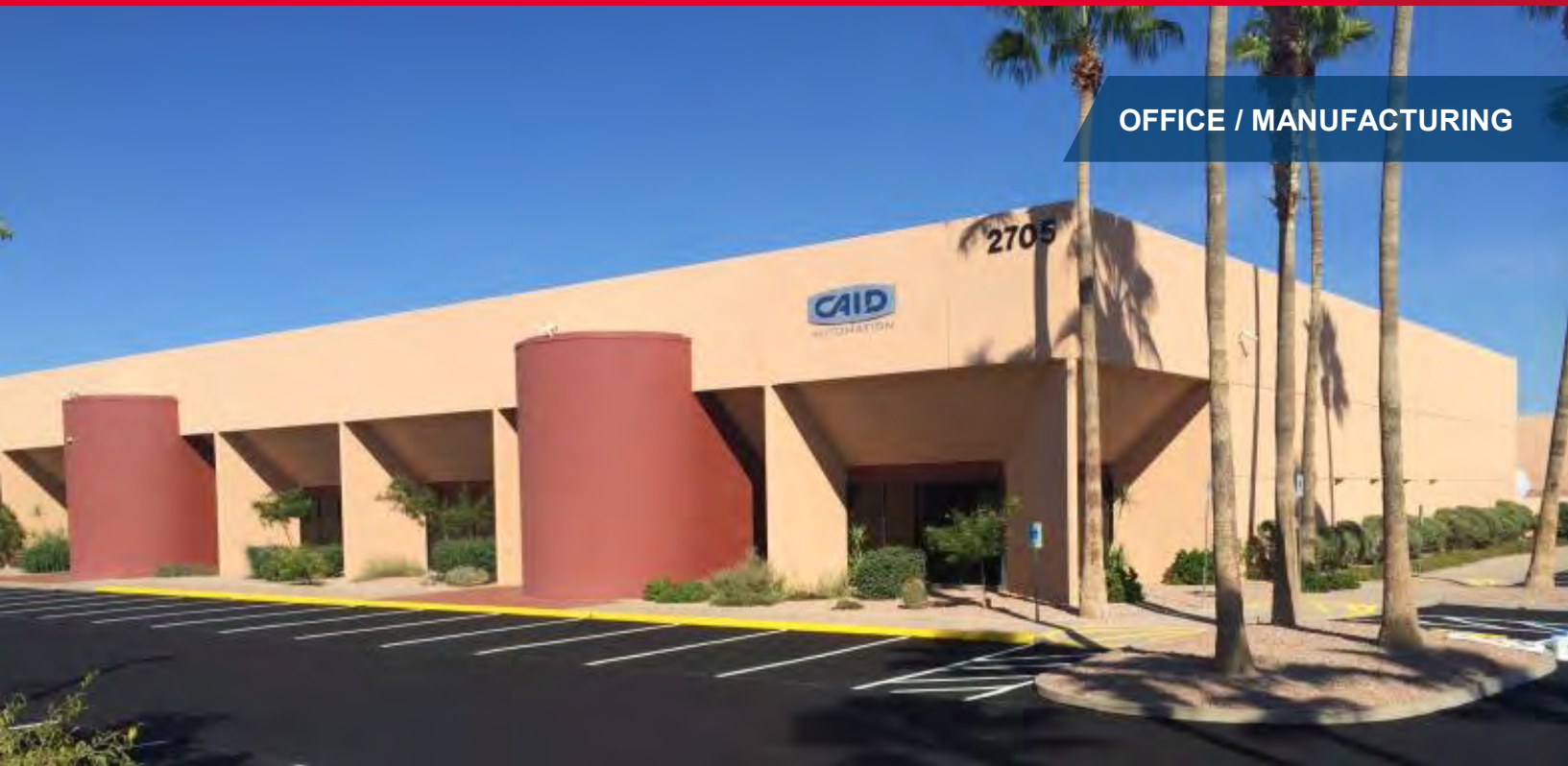


OFFICE / MANUFACTURING

14,620 – 29,255 SF Available
Lease Rate: 65¢ / SF per Month NNN
Property Details

Ceiling Height	20'
HVAC	100% A/C
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1985
Zoning	I-1 (Light Industrial)
Parking	3.95 : 1,000 SF
Estimated NNN	20¢ / SF / Month


Property Amenities

- Near Tucson International Airport
- Within high image corporate business park
- Adjacent to numerous business class hotels
- Convenient access to I-10 and I-19
- Fenced yard included
- Located in the Opportunity Zone

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Floor Plan

100% OFFICE

Suite 141

Available Space*	14,635 SF
Lease Rate	\$9,513 (65¢ / SF) per Month NNN
Space Notes	100% Office, LED lighting throughout, 6' x 6' cubicles 65" tall
Power	400 amp, 277/480 volt, 3 phase

* Can combine with adjacent suite
161/171 for 29,255 SF total



Floor Plan

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Suite 161/171

Available Space*	14,620 SF
Lease Rate	\$9,503 (65¢ / SF) per Month NNN
Space Notes	Office / Manufacturing
Loading	2 Dock (Truck Well), 1 Grade
Power	600 amp, 277/480 volt, 3 phase

* Can combine with adjacent suite 141 for 29,255 SF total



Independently Owned

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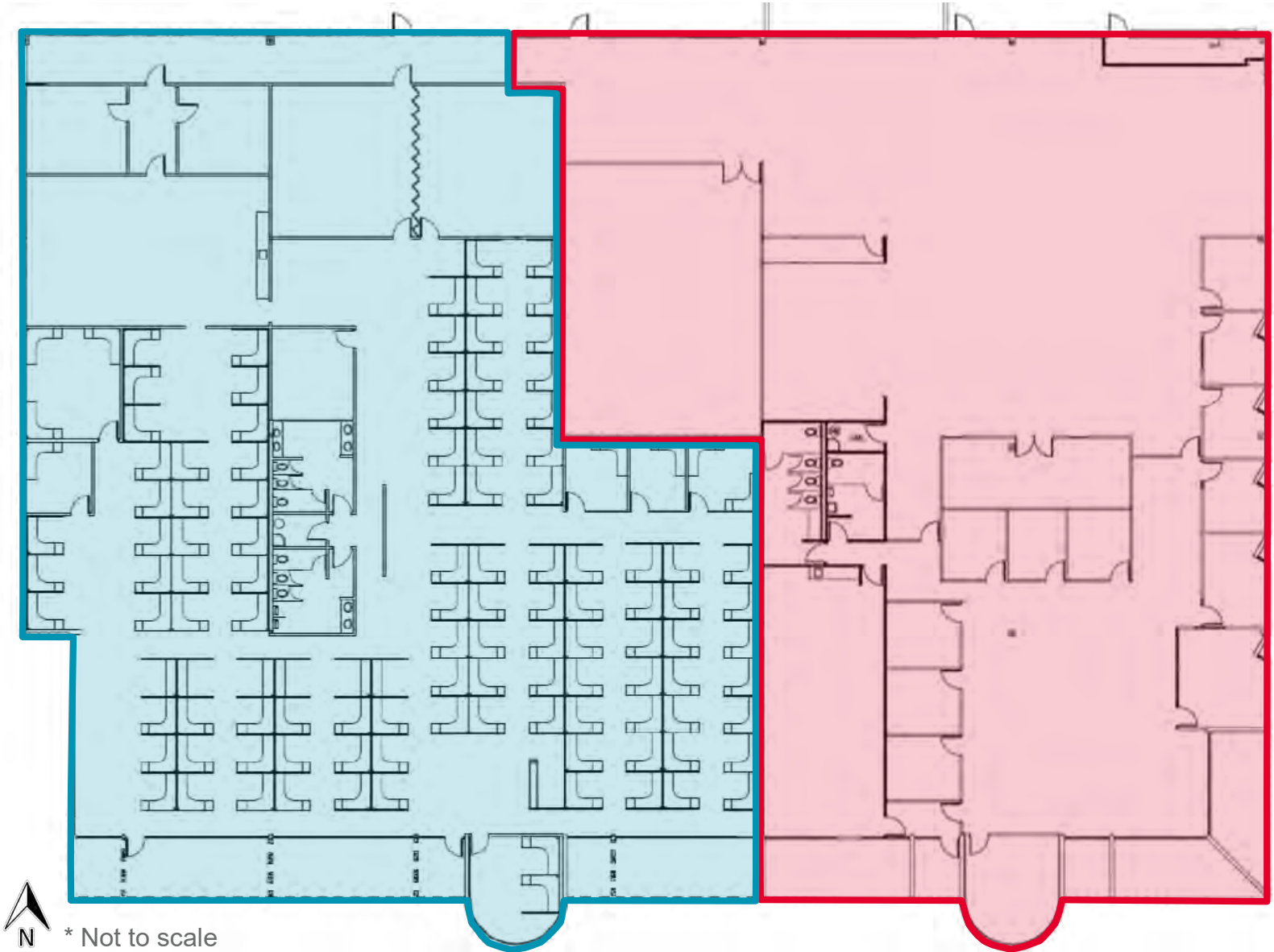
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Combined Floor Plan – 29,255 SF

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Suite 141

Suite 161/171



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Interior Photos – Suite 141

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Interior Photos – Suite 161/171

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Aerial

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

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