


FOR LEASE

1,200-2,400 SF

\$1.26/SF, MG

Key Features

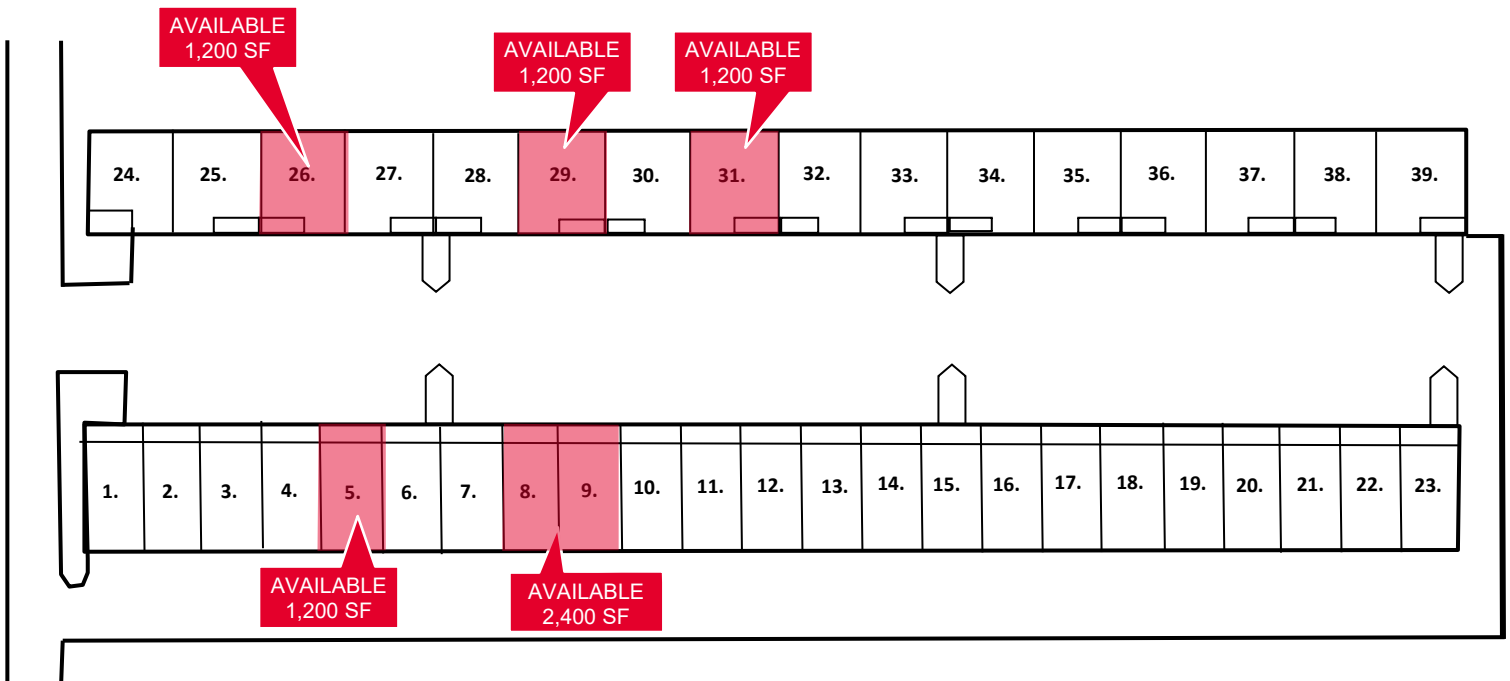
- Great central opportunity close to the University of Arizona, downtown Tucson, and Interstate 10
- Functional warehouse configurations
- Grade level loading for warehouse
- Property neighbors: Cat Tran Park/Ride Lot #9008
- I-1 zoning (City of Tucson)
- 12' clear heights

Suite	Size (SF)	Rate/SF/Mo.	Monthly Rent	Buildout
5	1,200	\$1.26 MG	\$1,512	TBD
8-9	2,400	\$1.26 MG	\$3,024	±40% office / ±60% warehouse
26	1,200	\$1.26 MG	\$1,512	±60% office / ±40% warehouse
29	1,200	\$1.26 MG	\$1,512	±15% office / ±85% warehouse
31	1,200	\$1.26 MG	\$1,512	±15% office / ±85% warehouse

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Site Plan

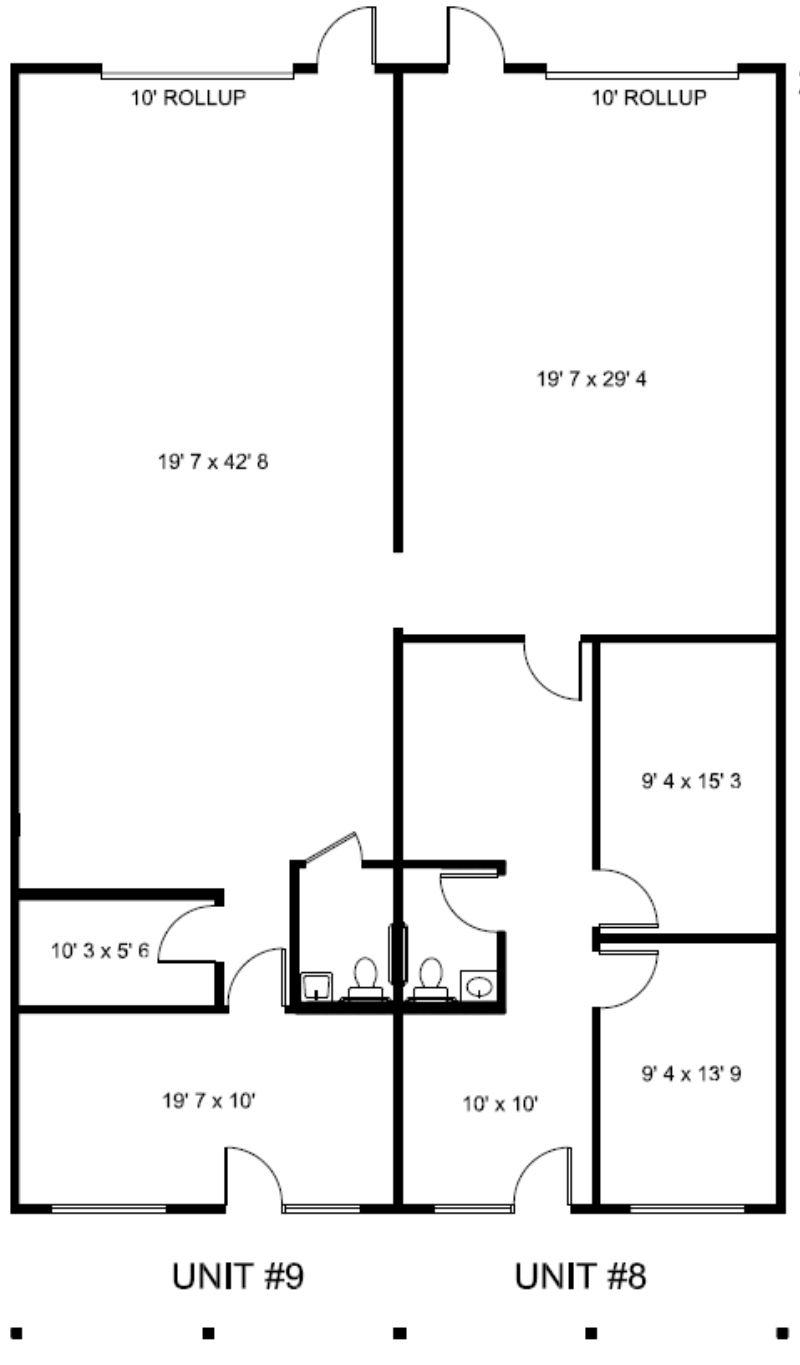


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Floor Plan – Suite 8-9 – 2,400 SF

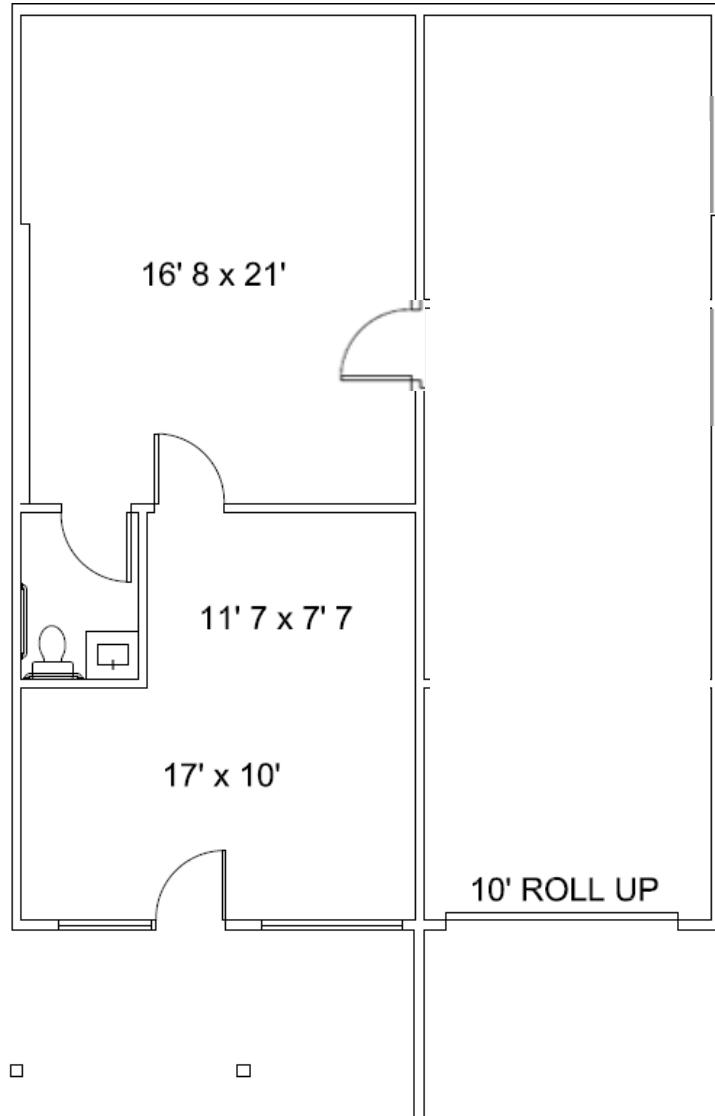


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Floor Plan – Suite 26 – 1,200 SF



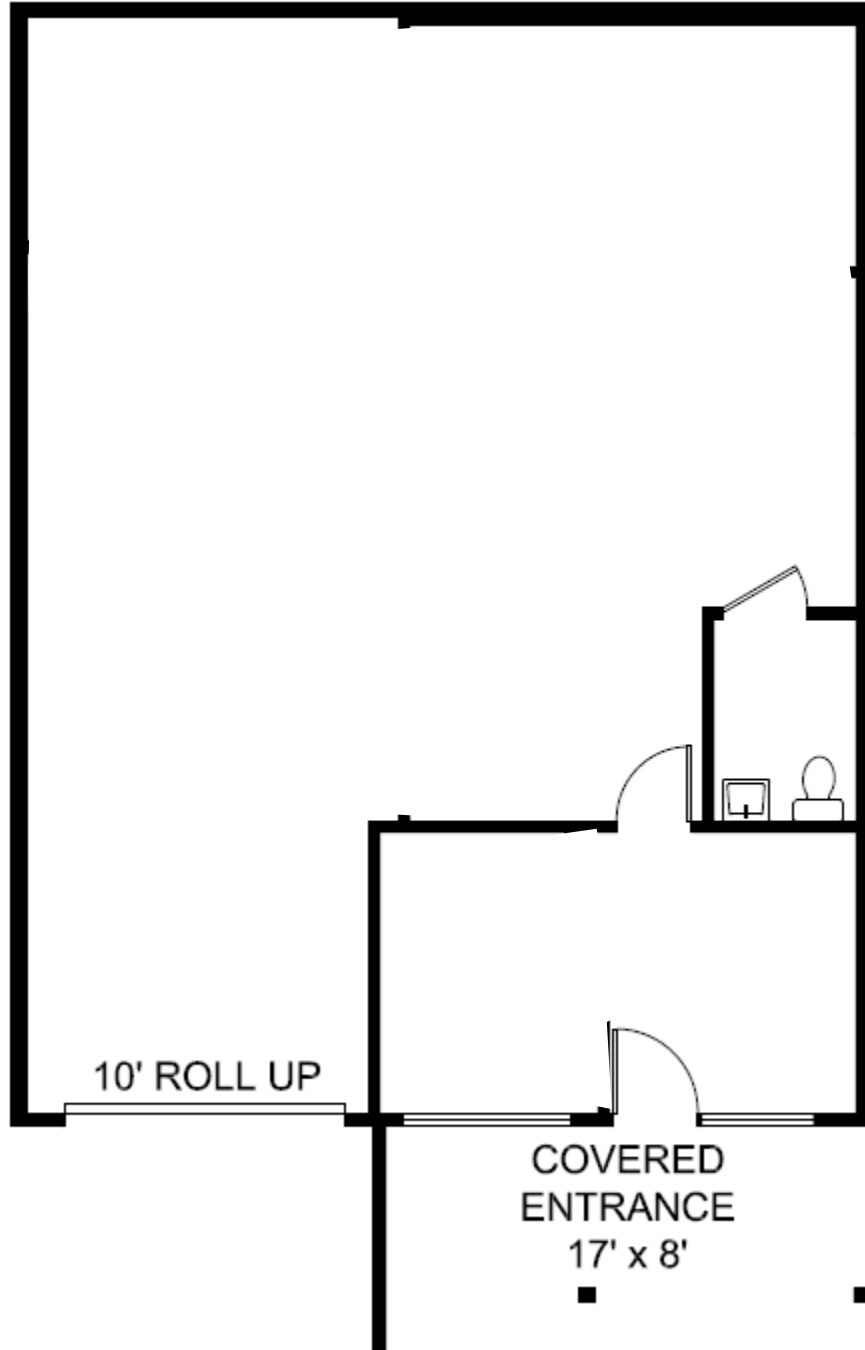
Floorplan is subject to change and is provided for illustration purposes only.

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Floor Plan – Suite 29– 1,200 SF

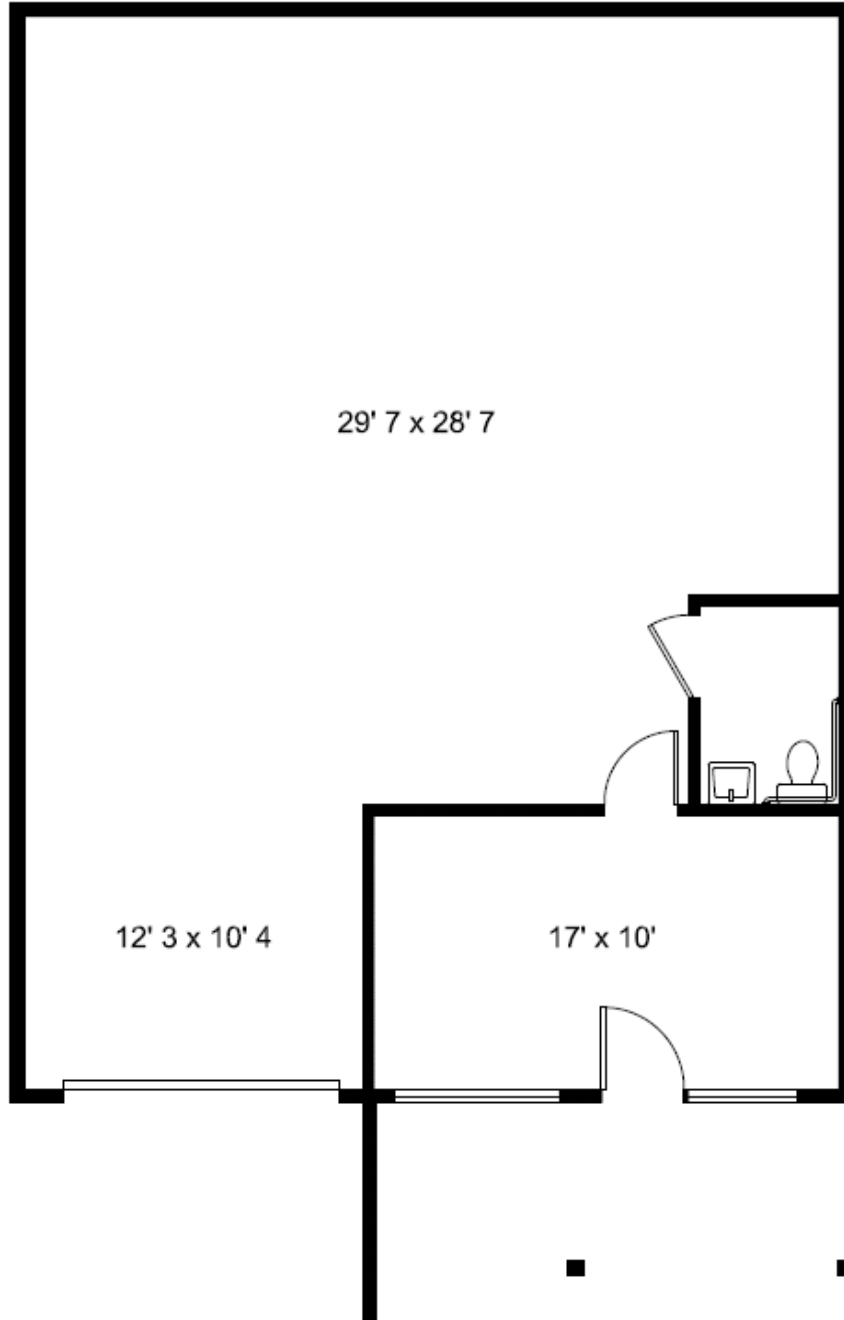


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Floor Plan – Suite 31– 1,200 SF



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Map

