

DISTRIBUTION WAREHOUSE FOR LEASE



DABDOUB
REAL ESTATE



772 WEST FRONTAGE ROAD SUITES 1 & 2 NOGALES, AZ 85621

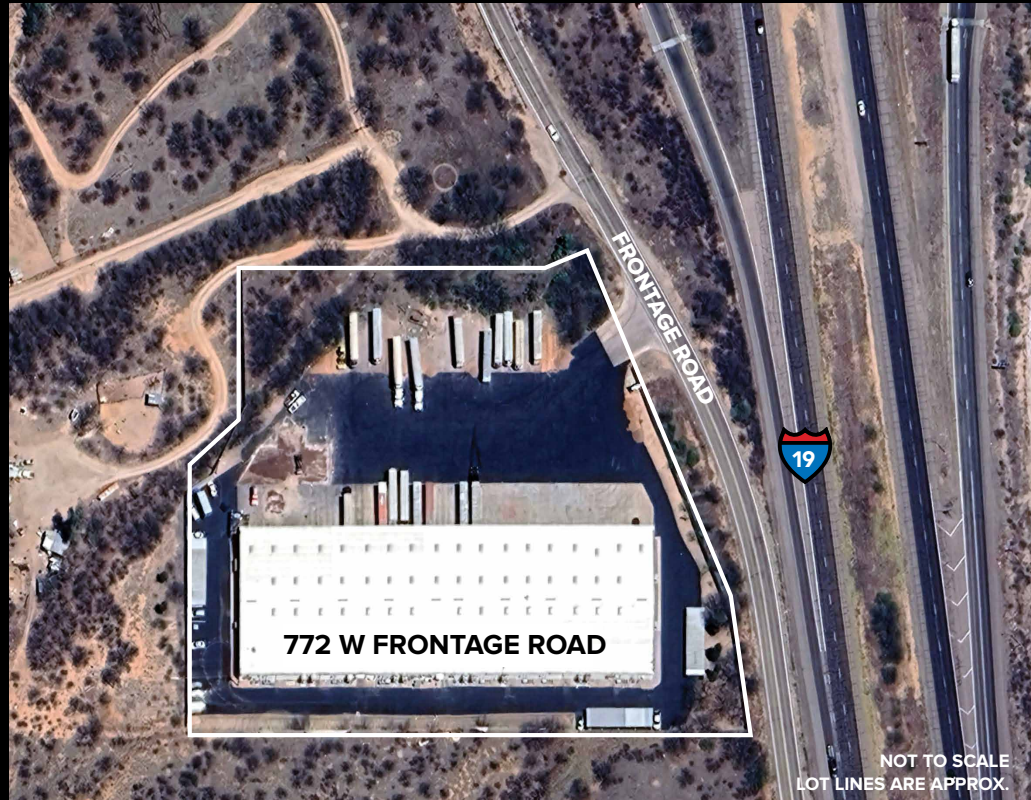
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JOSE D. DABDOUB
Designated Broker

520 980 0282

jose@dabdoubrealestate.com

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NOGALES, AZ 85621**



NOT TO SCALE
LOT LINES ARE APPROX.

PROPERTY DETAILS

SUITE 1	± 16,133 SF	Dry Storage	HVAC	A/C in Office	
	± 7,242 SF	Cold Storage		ZONING	M-1, Light Industrial.
	± 2,625 SF	Office Space			CEILING CLEAR HEIGHT
	± 26,000 SF	Total	LOADING	Suite 1: 13 Dock Doors. Suite 2: 10 Dock Doors.	
SUITE 2	± 4,998 SF	Dry Storage		POWER	240/480v, 3-phase.
	± 12,362 SF	Cold Storage	CONSTRUCTION		Masonry.
	± 2,590 SF	Office Space			YEAR BUILT
	± 19,950 SF	Total			
LEASE RATE	\$5.16/SF/year				
NNN CHARGES	\$2.52/SF/year				

PROPERTY HIGHLIGHTS

- Cold Rooms
- Easy access from I-19
- Covered Parking
- Adjacent to I-19
- Signage

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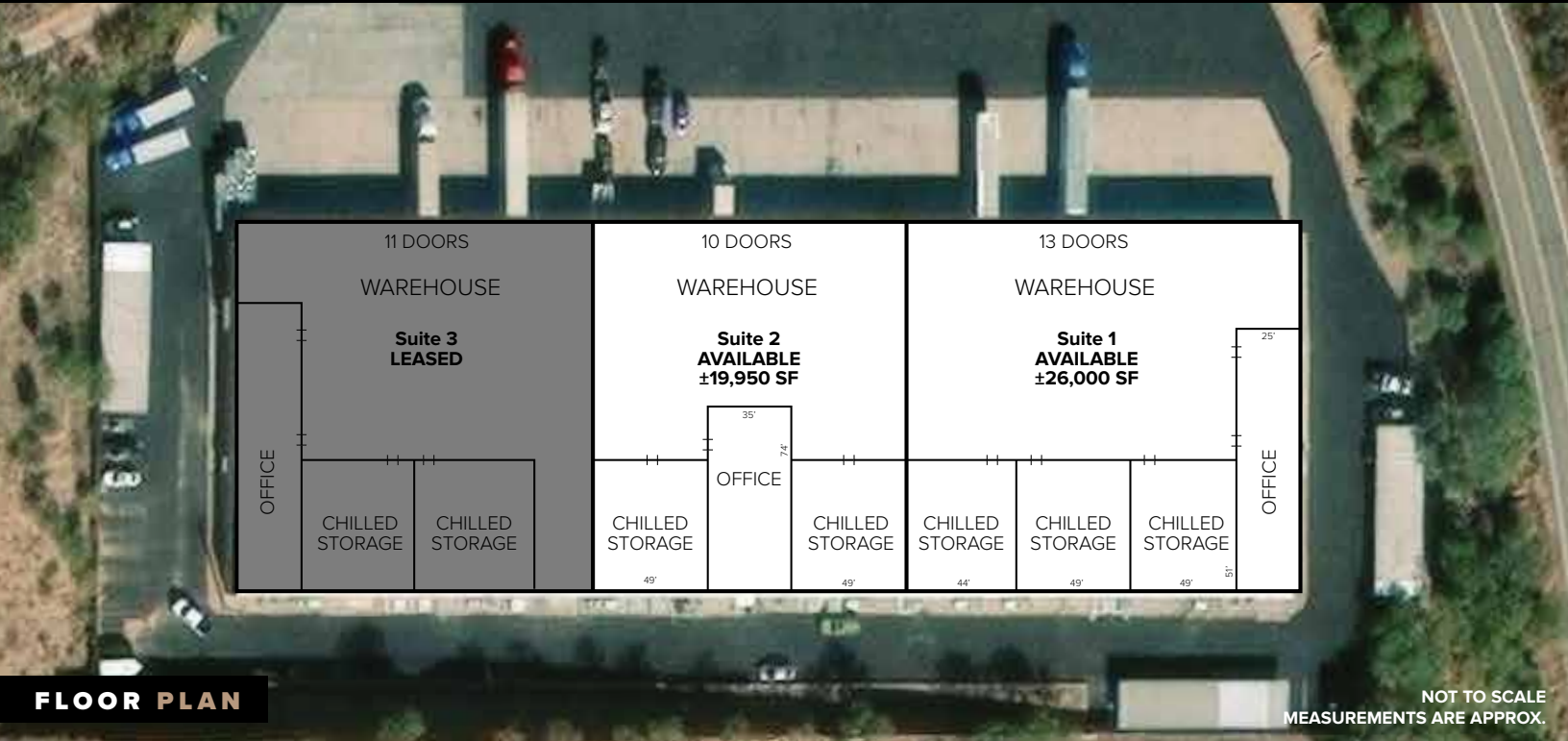
JOSE D. DABDOUB

Designated Broker

520.980.0282

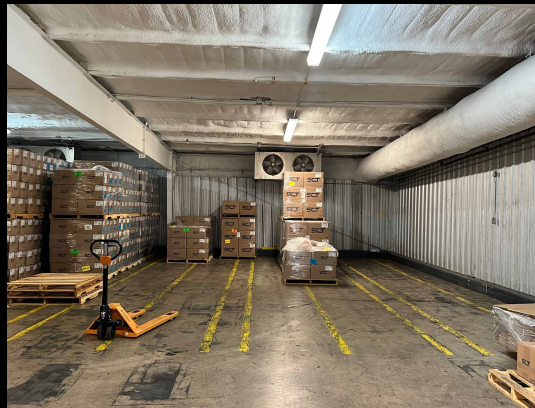
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FLOOR PLAN

NOT TO SCALE
MEASUREMENTS ARE APPROX.



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AERIAL MAP



LOCATION MAP

DRIVE DISTANCES

PORT OF ENTRY

±7.7 miles ±13 mins

TUCSON INTERNATIONAL AIRPORT

±55 miles ±54 mins

I - 10

±58 miles ±55 mins

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