

FREESTANDING OFFICE/FLEX BUILDING

1001 E PALMDALE
TUCSON, AZ 85706



OFFICE/FLEX BUILDING AVAILABLE FOR LEASE OR SALE



6298 E. Grant Rd., Suite#100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

Office/Flex: ±8,000 SF

Purchase Price: \$1,300,000 (\$162.5/sf)

Lease Rate: \$12.00 PSF + NNN*
(\$0.75 PSF NNN* monthly)

*NNN estimated at \$5 PSF

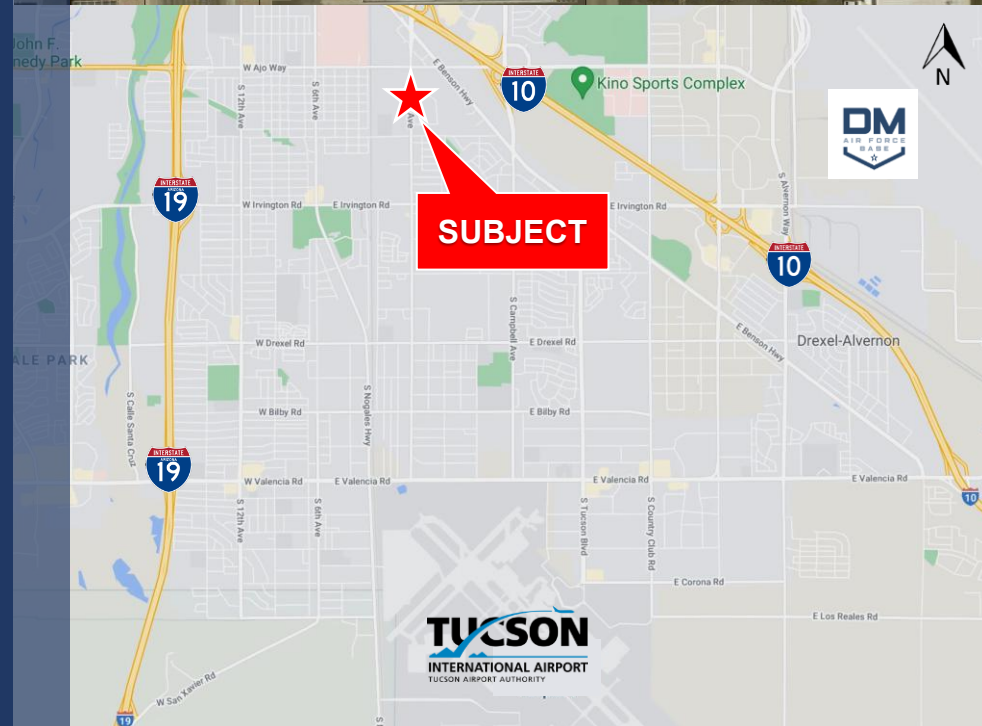
PROPERTY FEATURES

Zoning: I-1

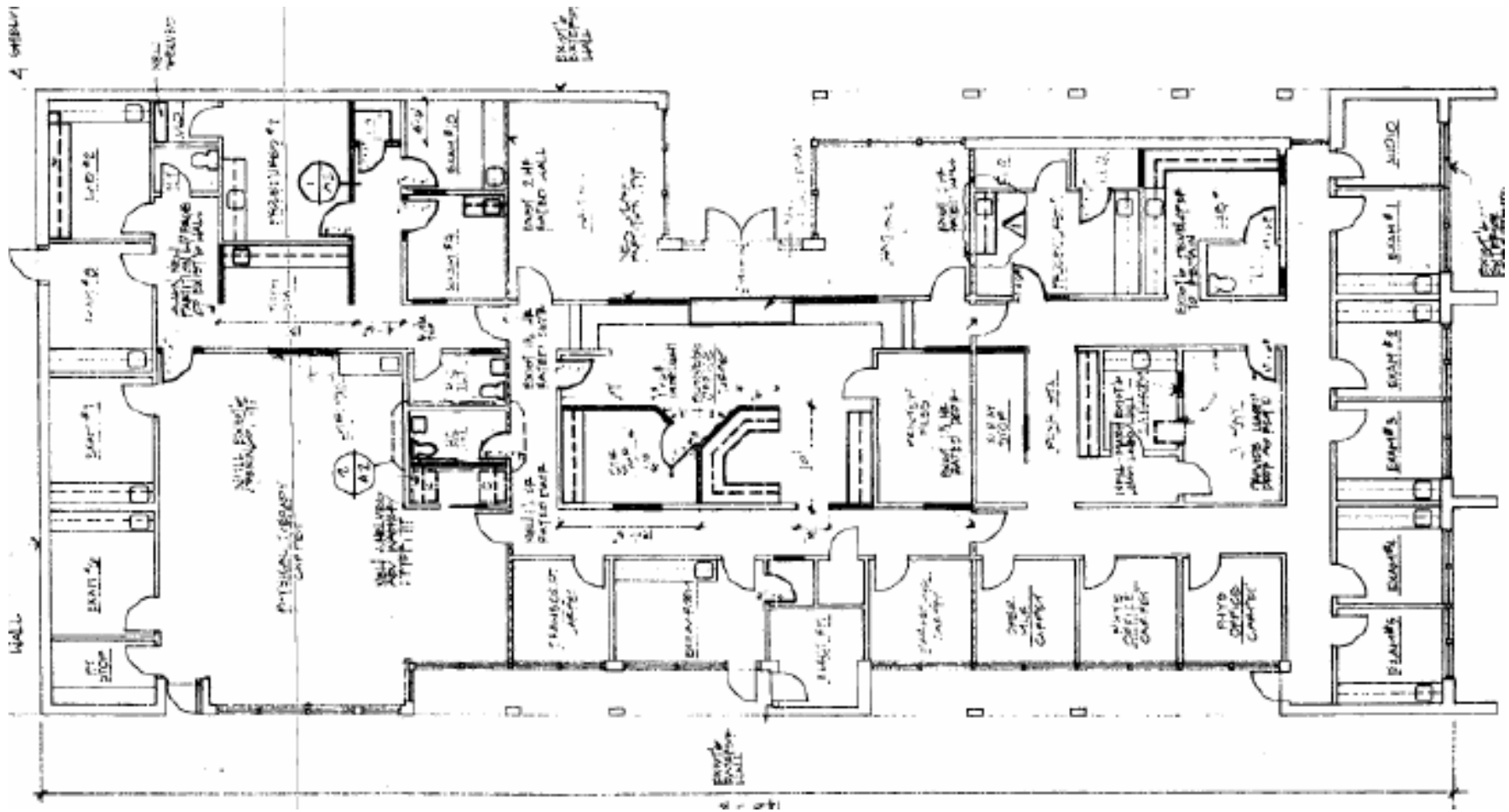
Land SF: ± 59,778 SF

PROPERTY HIGHLIGHTS

- Freestanding Building
- Almost two acres, may be fenced
- Industrial Zoning
- Excellent access and visibility – frontage on S P:ark Ave
- Convenient to the Tucson International Airport, Davis Monthan Air Force Base and Tucson's largest private employer, Raytheon Missile Systems, Inc.
- Excellent access the Interstate-10 and Interstate-19



FLOORPLAN



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