

SHOWROOM/ WAREHOUSE



±26,000 SF Building
Lease Rate: \$0.35/SF Modified Gross

Property Highlights

- Convenient access to I-10 and I-19
- Includes pylon sign visible to I-10
- Metal construction
- Large paved yard and parking area
- Located in the City of South Tucson

Property Details

Parcel Size	2.3 Acres (100,188 SF)
Tax Parcel No.	119-01-015D (partial)
Property Taxes (2016)	Approx. \$22,000 (partial)
Power	1200 amp, 208 V, 3-Phase plus 600 amp 240 V, 3-Phase
Gas	No gas but is available on 4 th Ave.
Fire Sprinklers	Yes
Year Built	1979/1985
HVAC	100%
Clear Height	12' to 14'
Loading	(1) 12'x10.5' Grade Level (1) 8'x8' Dock loading w/ ramp
Zoning	SB-2, City of South Tucson



For more information, please contact:

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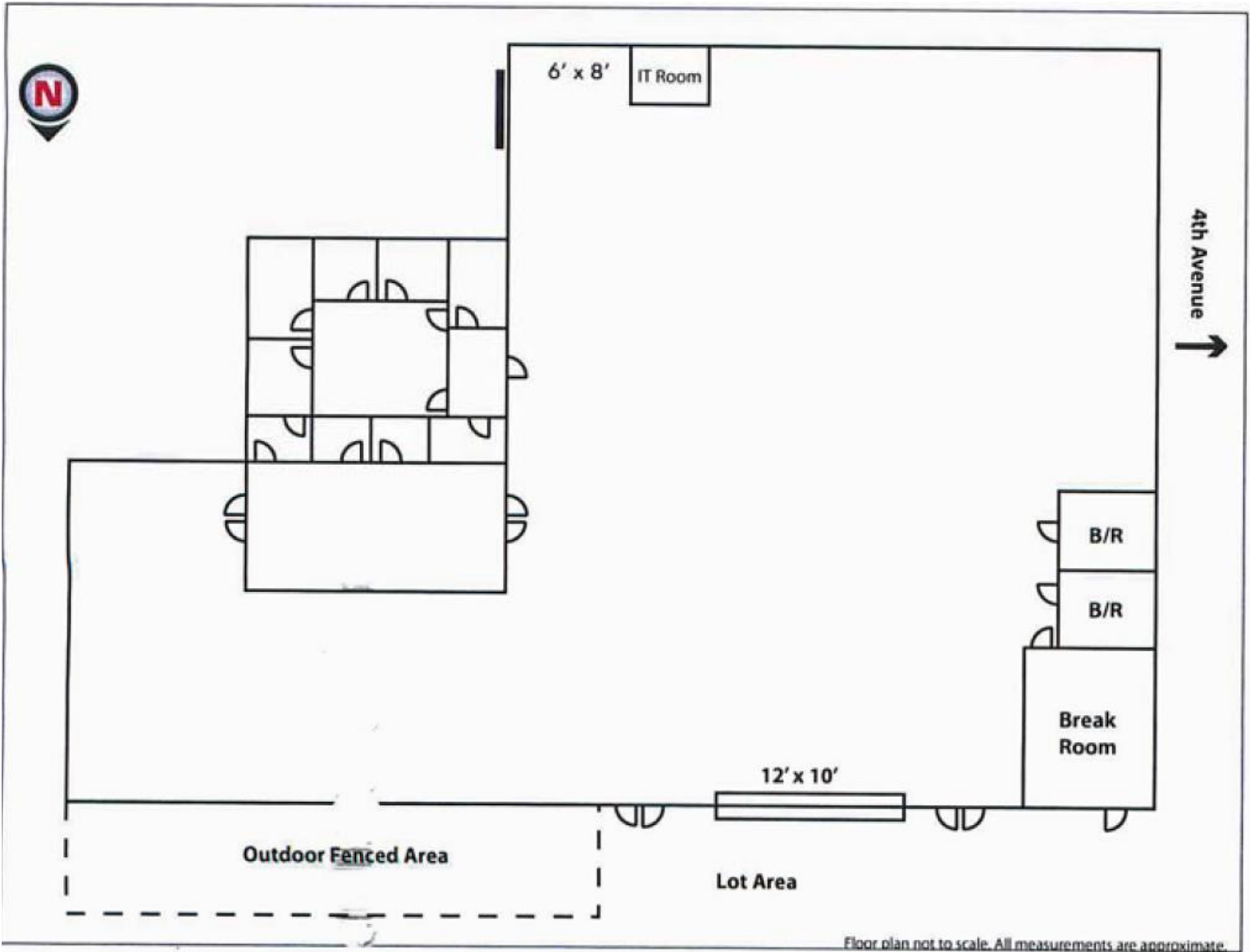
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FLOOR PLAN

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Not to Scale

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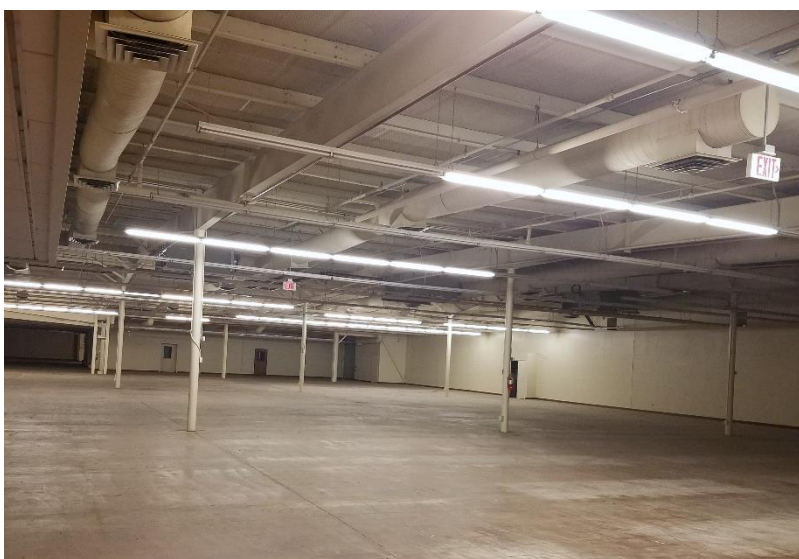
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