

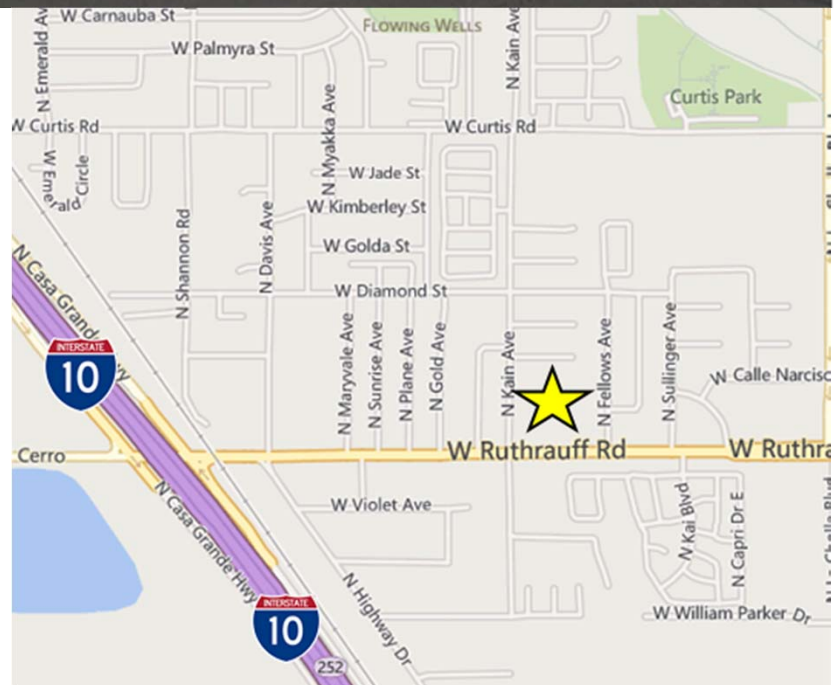
INDUSTRIAL FLEX



**1,200 SF – 2,635 SF Office / Warehouse**  
**Lease Rate: \$.70/SF MG- \$.82/SF MG**

**Property Features**

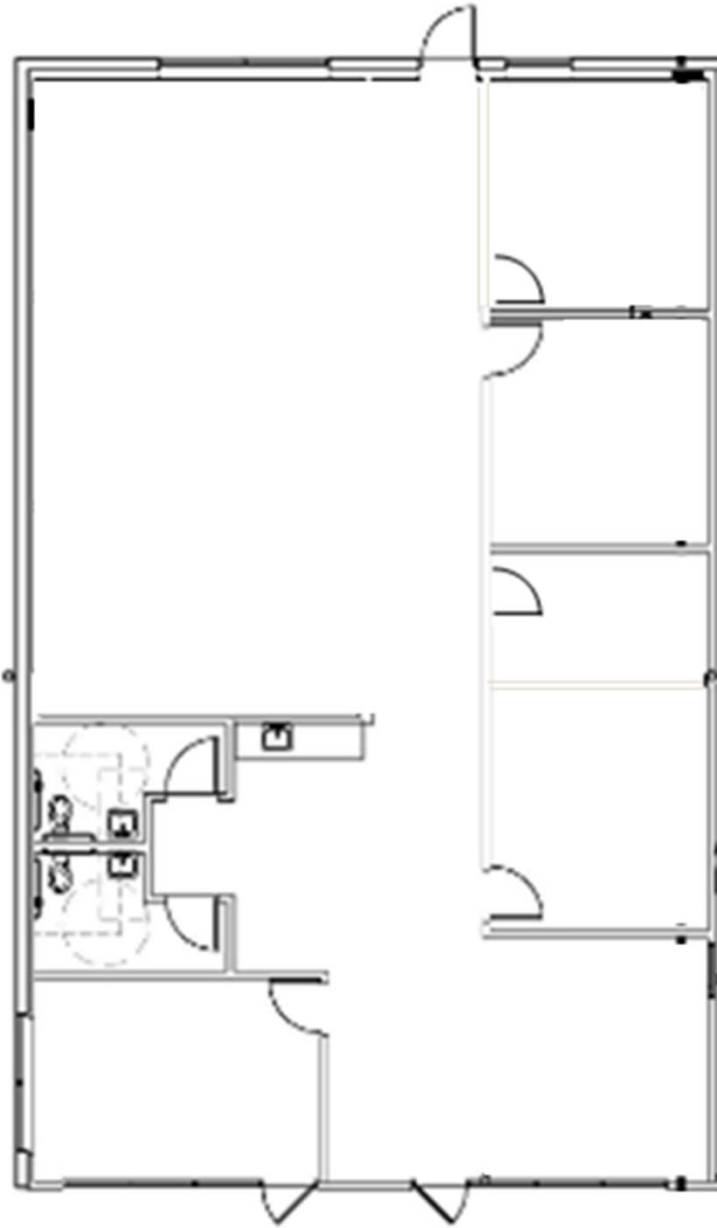
- Northwest Location near the Interstate 10 On-Ramp
- Grade Loading for Warehouse spaces
- 15' Clear Height
- Convenient for commuters to Tucson and surrounding areas.



For more information, please contact:

**Robert Glaser, CCIM, SIOR**  
Principal, Industrial Properties  
+1 520 546 2707  
[rglaser@picor.com](mailto:rglaser@picor.com)

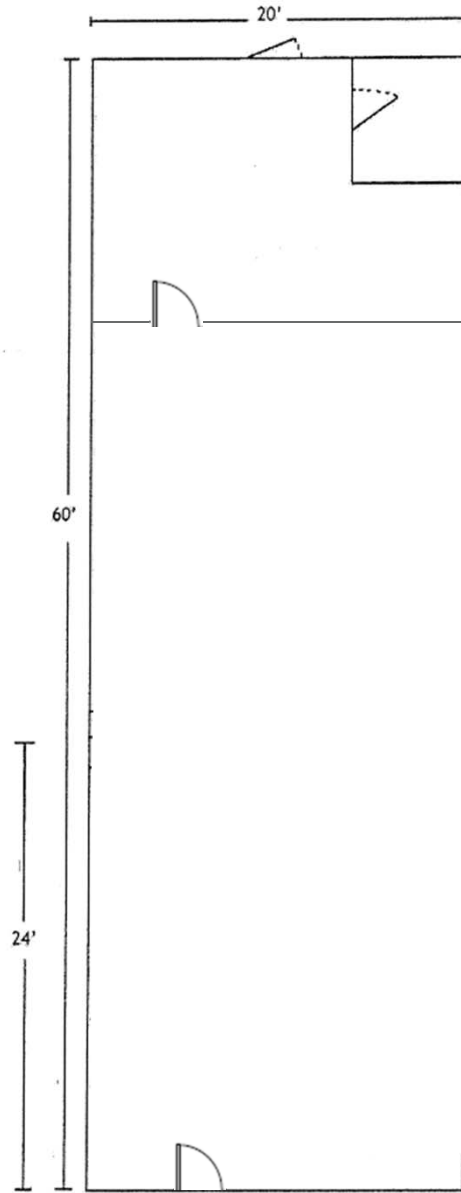
**PICOR Commercial Real Estate Services**  
1100 N. Wilmot Road, Suite 200  
Tucson, Arizona 85712  
phone: +1 520 748 7100  
[picor.com](http://picor.com)



**2420 W Ruthrauff, Suite 160**

Total Available:	2,635 SF
Lease Rate:	\$.72/SF MG
Configuration:	70% Office/30% A/C Warehouse

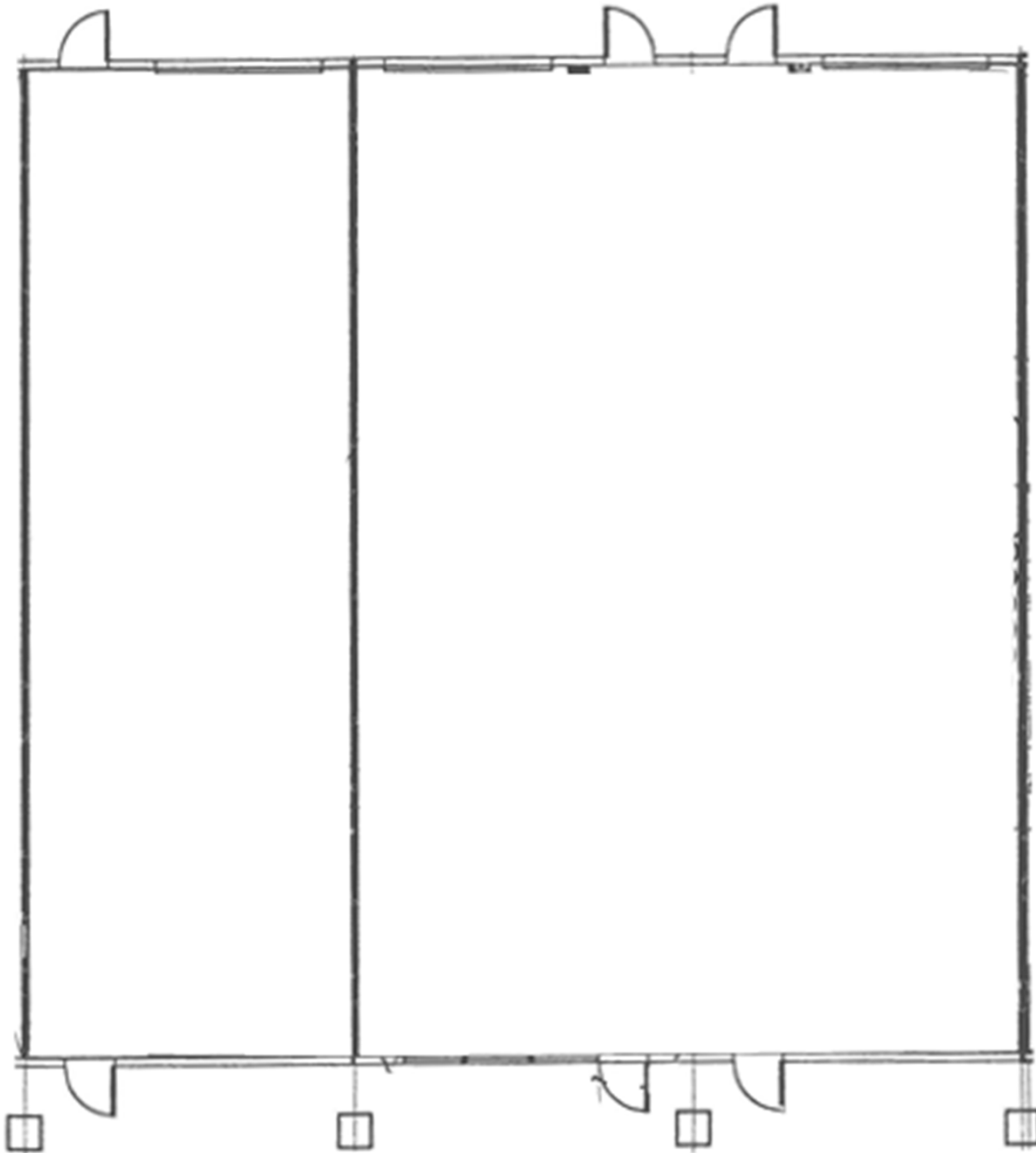
**INDUSTRIAL FLEX**



**2410 W Ruthrauff, Suite 160**

Total Available:	1,200 SF
Lease Rate:	\$.82/SF MG
Configuration:	100% Retail Frontage

**INDUSTRIAL FLEX**

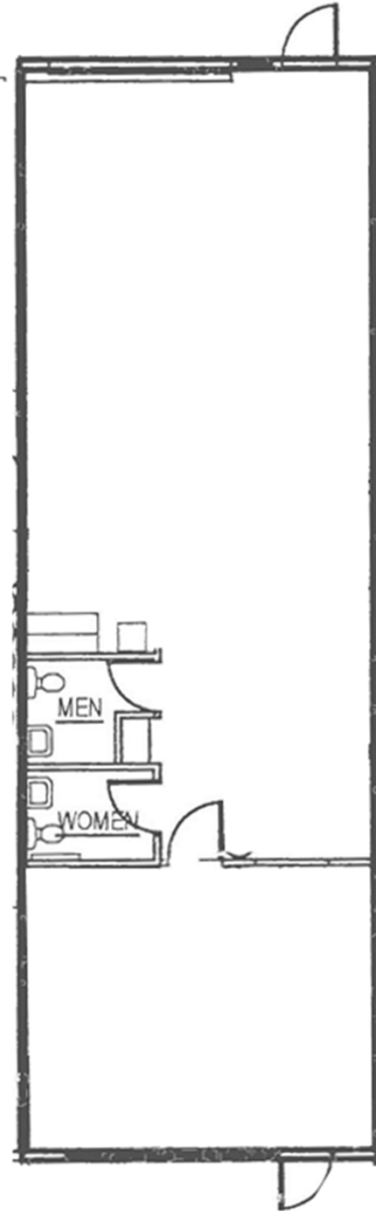
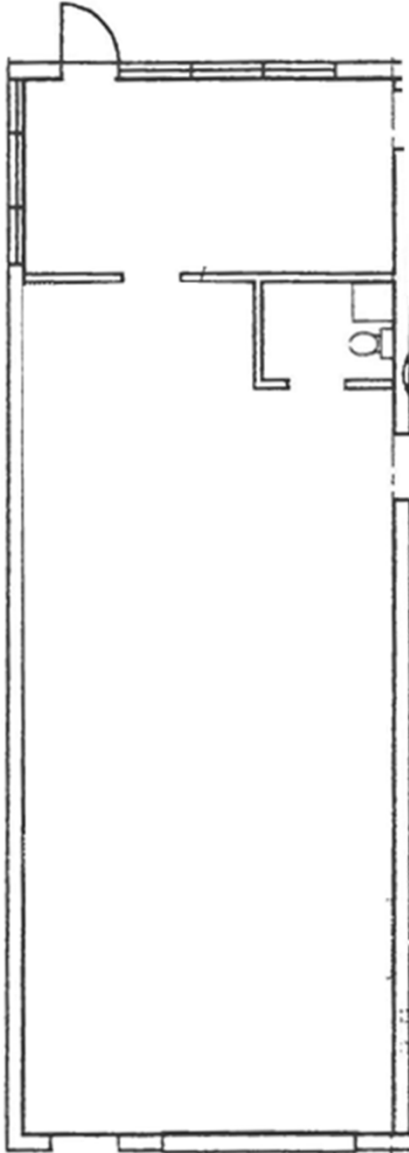


**2460 W Ruthrauff, Suite 195**

Total Available:	3,600 SF
Lease Rate:	\$.72/SF MG
Configuration:	90% Warehouse / 10% Office*

\*Office to be constructed. Available 3/1.

**INDUSTRIAL FLEX**



**2470 W Ruthrauff, Suite 198**

Total Available:	1,200 SF
Lease Rate:	\$.72/SF MG
Configuration:	20% Office / 80% Warehouse

**2460 W Ruthrauff, Suite 180**

Total Available:	1,200 SF
Lease Rate:	\$.72/SF MG
Configuration:	100% A/C Assembly