


WAREHOUSE / DISTRIBUTION

11,130 SF Distribution Warehouse

Lease Rate: \$0.55/SF/Mo NNN

NNN Charges: Est. ± \$.21/SF/Mo

Property Details

Loading	6 Garage Doors 2 – 10' X 12' Grade Level Loading 1 – 12' X 16' Grade Level Loading 1 – 8' X 12' Grade Level Loading 2 – 8' X 10' Well Dock
Year Built	1988
Zoning	CI-1, Pima County Light Industrial / Airport Environs
Utilities	No Gas, Tucson Electric Power and City of Tucson Water
Power	400 Amp 240V, 3 Phase
Cooling	HVAC Office and Evaporative Cooling Warehouse
Lighting	Fluorescent Strip
CAM	Yes
	Fire Suppression System



This warehouse / distribution multi-tenant complex is in the heart of Butterfield Business Park near the intersection of Palo Verde and Interstate 10. Access to I-19 to Nogales. Butterfield Business Park is home to many Fortune 500 type companies. This space and location is perfect for distribution and / or possible counter sales and showroom.

Landlord to install Tenant Improvements within the suite per lease transaction.

For more information, please contact:

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Aerial View

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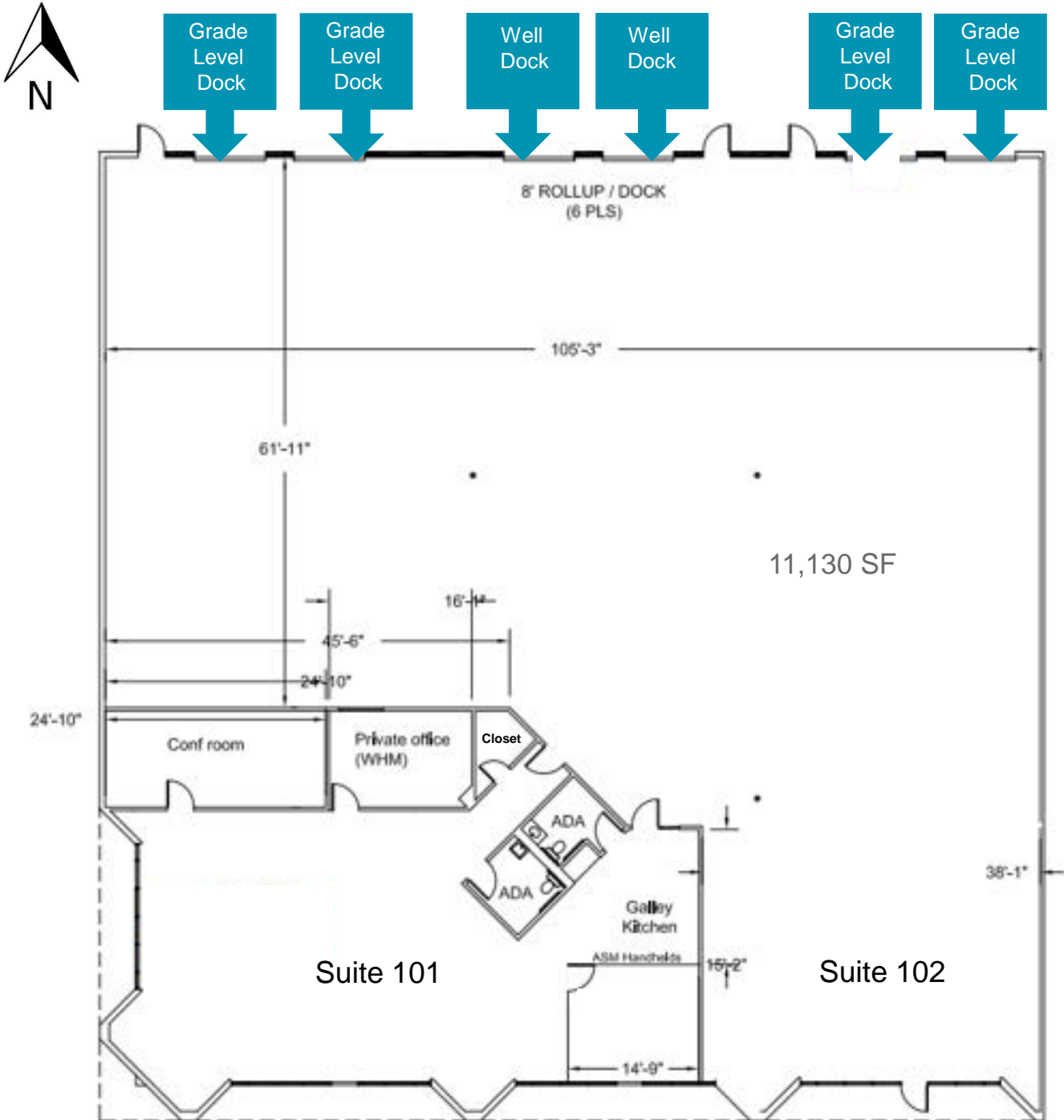


Interior Photos



Floor Plan

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Floor Plan

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