

FOR LEASE

46K R&D/INDUSTRIAL FLEX SPACE

**9052 SOUTH RITA ROAD | TUCSON, ARIZONA
LOCATED ON THE UA TECH PARK CAMPUS**





SITE OUTLINE
NOT TO SCALE



9052

PROPERTY HIGHLIGHTS

- Located within the 2M SF University of Arizona Tech Park
- Home to 40 companies including Raytheon, IBM, Citi, AAA, Duke Energy and Optum Rx
- Onsite utility plant
- Onsite Facility and Property Management
- Onsite Café and Fitness Center
- Located within minutes of I-10 and 15 minutes to the Tucson Airport and 16 minutes to Downtown Tucson
- Located within Vail School District





SITE OUTLINE
NOT TO SCALE

SPACE HIGHLIGHTS

- ±46,465 SF Gray Shell
- Divisible
- 3 Loading docks
- ±28' clear height
- Heavy Power with UPS and Backup Generator
- Fitness Center adjacent to the Premises
- 5/1000 Parking (ability to add more)

FLOOR PLAN





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FOR MORE INFORMATION:

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