

OFFICE / WAREHOUSE WITH YARD

43,065 SF Available
Lease Rate: \$25,410 (59¢ / SF) Per Month Gross
Property Details

| | |
|----------------|--|
| Office SF | 3,568 SF |
| Ceiling Height | 18' |
| Loading | 2 Dock, 2 Grade |
| Power | 600 Amp, 277/480 Volt, 3-Phase |
| Gas | 7" delivery pressure line |
| HVAC | AC (Office), EVAP (Warehouse) |
| Sprinkler | Ordinary Hazard |
| Construction | Concrete Tilt-Up |
| Year Built | 1974 |
| Lot Size | ± 2.16 Acres included with building, ± 2 Acres expansion land available |
| Zoning | I-1 (Light Industrial) |

Property Highlights

- Centrally located, near U of A and Downtown
- Easy access to all areas of town via I-10, I-19 or Aviation Highway
- Fenced yard included, additional expansion land available
- Located in the Opportunity Zone



For more information, please contact:

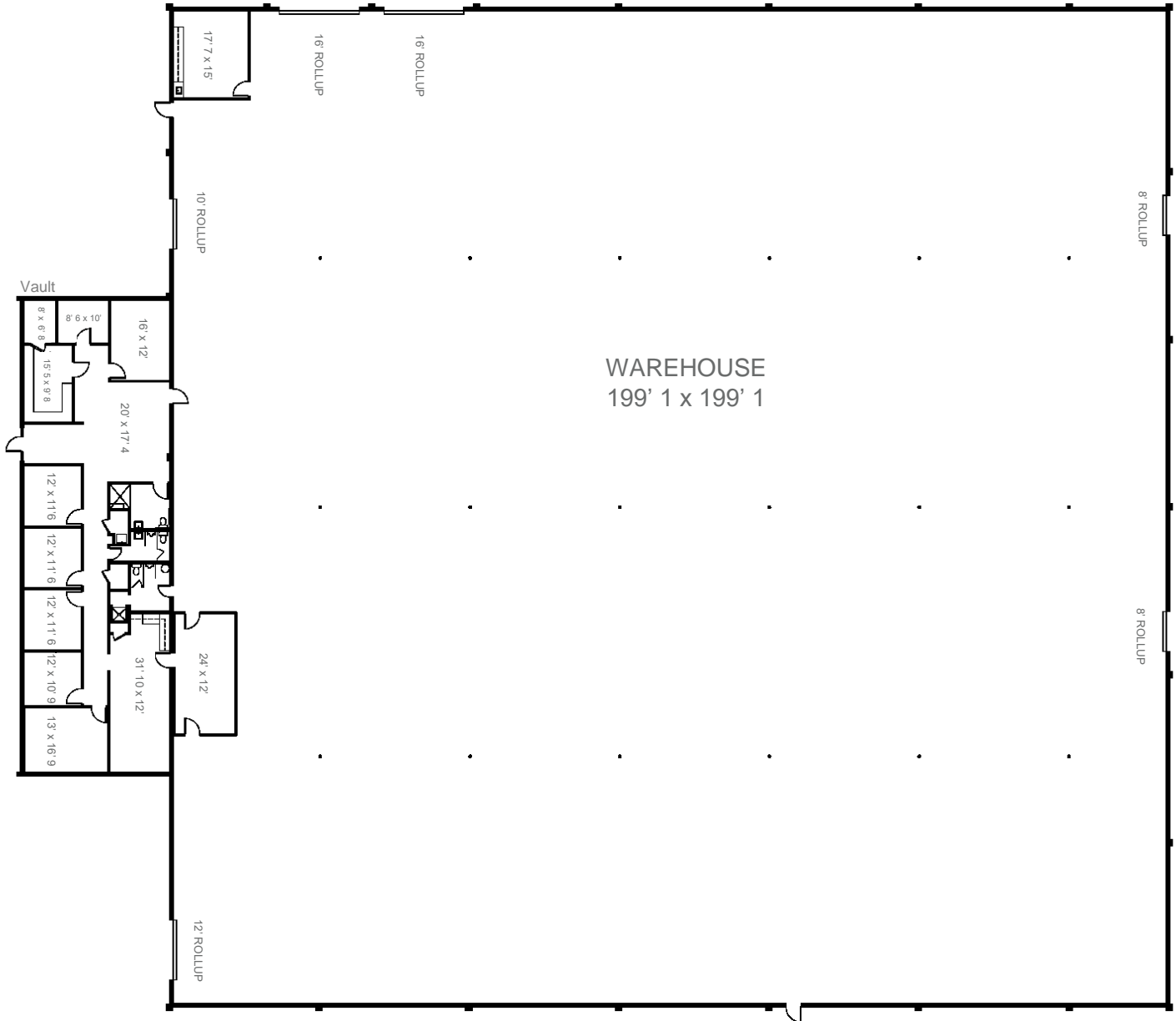
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Floor Plan

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* Not to Scale



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Aerial Photo

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SUBJECT

**± 2 Acres
Expansion Land
Available**

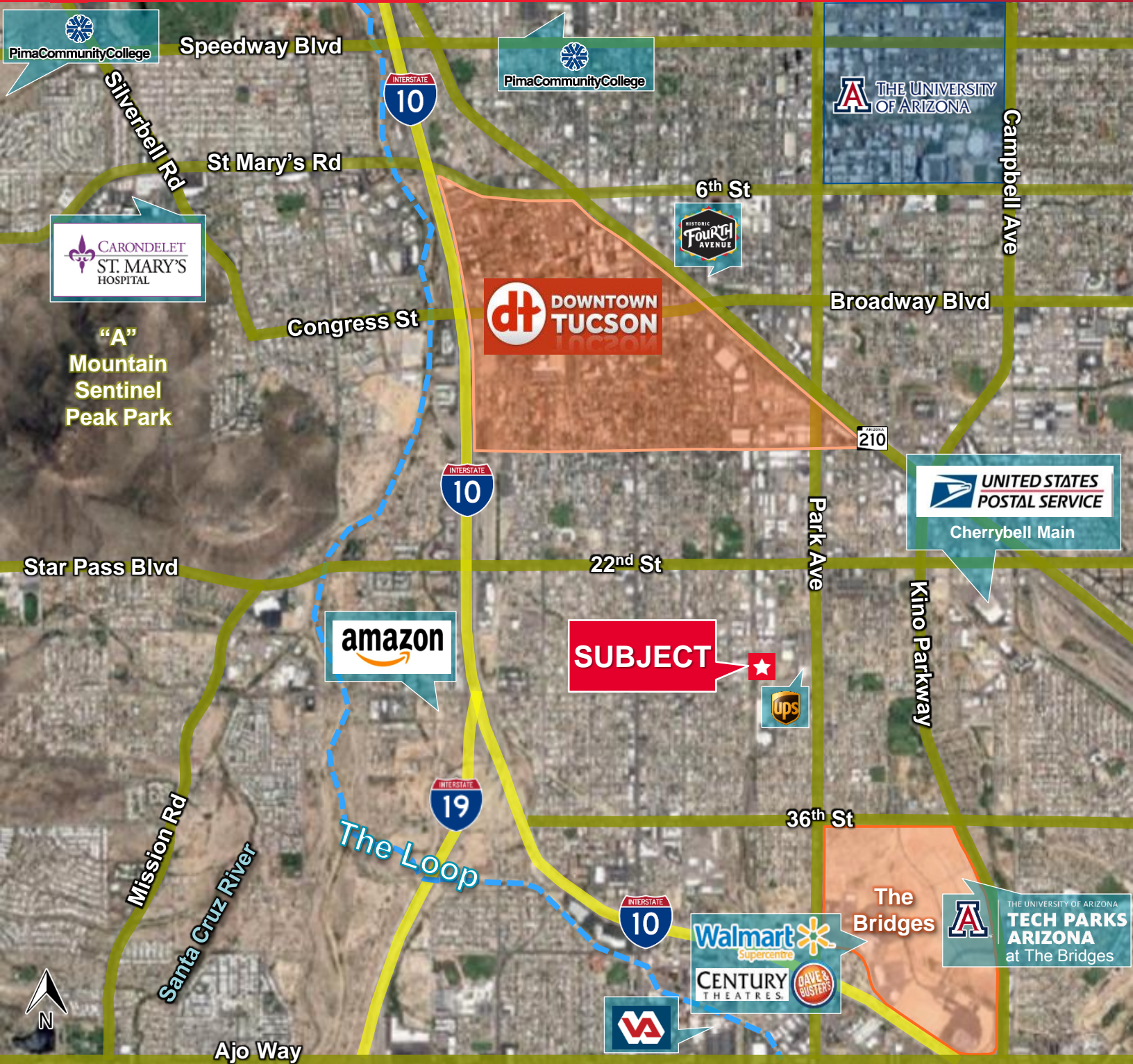


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