


**WAREHOUSE/DISTRIBUTION BUILDING**

## ±15,000 SF Warehouse/Distribution Building

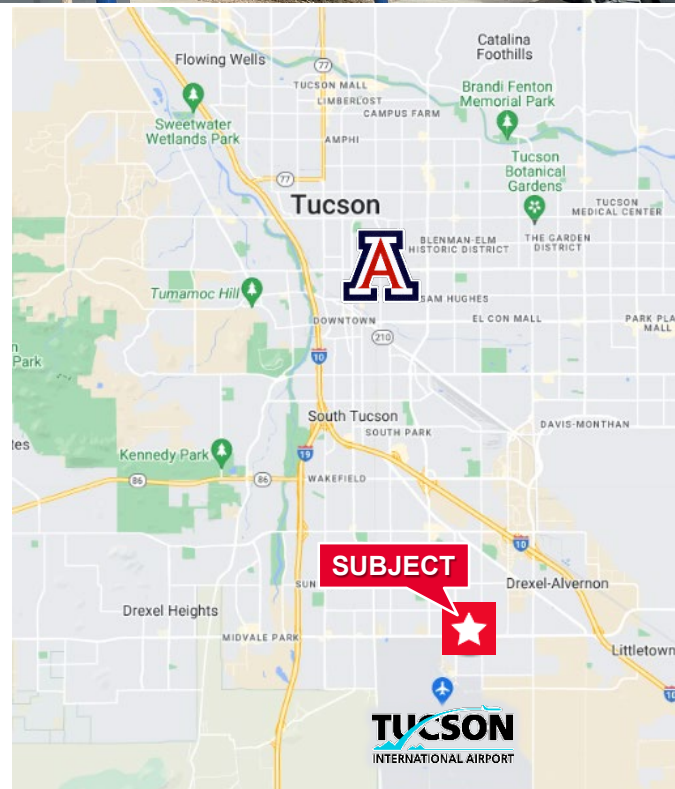
**Lease rate: \$0.95/SF NNN**

### Property Highlights

- Freestanding warehouse/distribution building with excess truck parking
- Half a mile to Tucson International Airport
- One mile to Interstate 10
- Robust distribution infrastructure

### Property Details

Possession	Available January 1, 2024
Lease Type	Est. NNN \$0.22/SF
Zoning	I-1, Light Industrial (City of Tucson)
Loading	4 Dock Doors, measuring 10.5' x 12' 6 Grade Level Doors, measuring 8.5' x 10'
Clear Height	18'
Power	110/220, 277/480v, 3 phase, 4 wire
Construction	Concrete Tilt

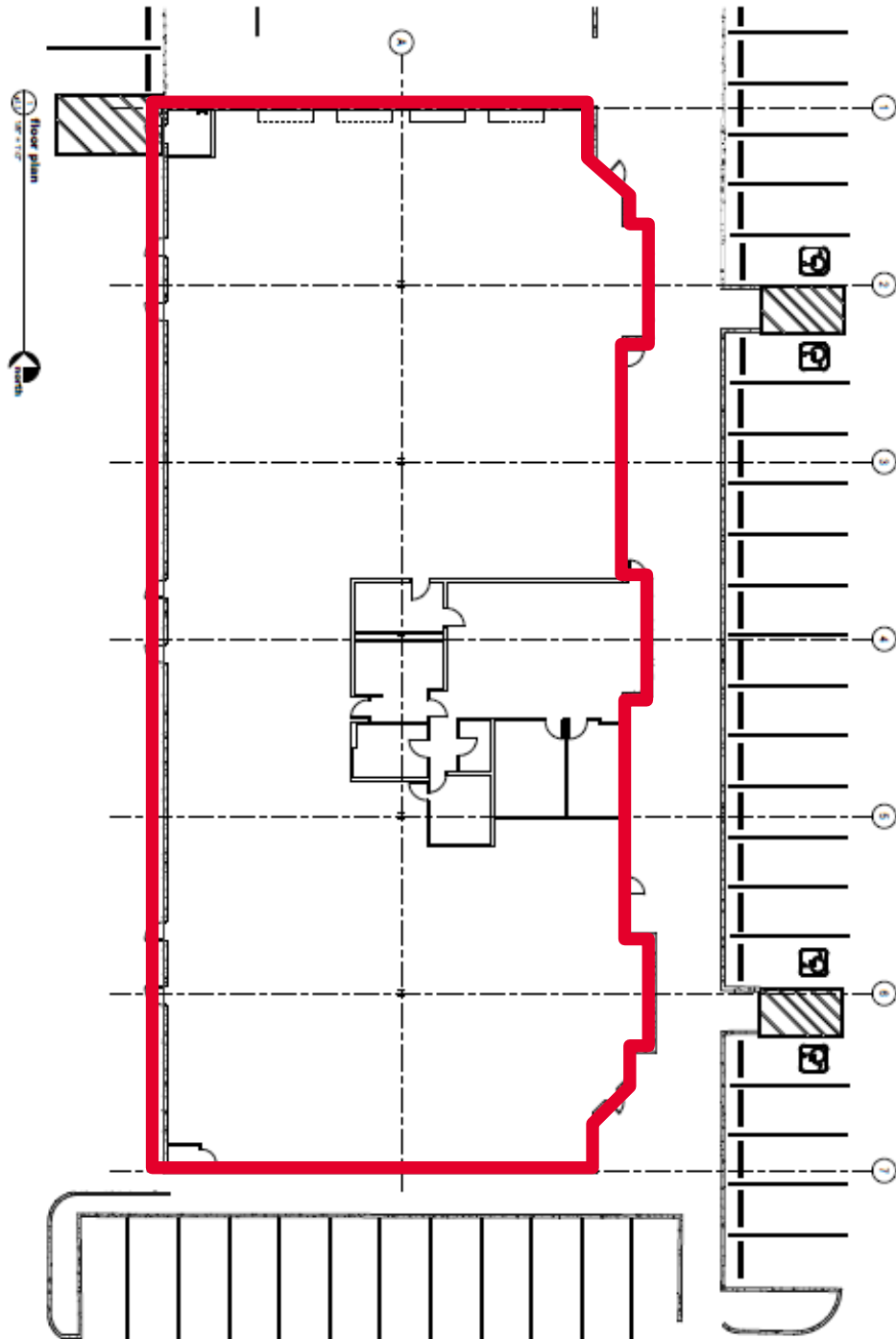


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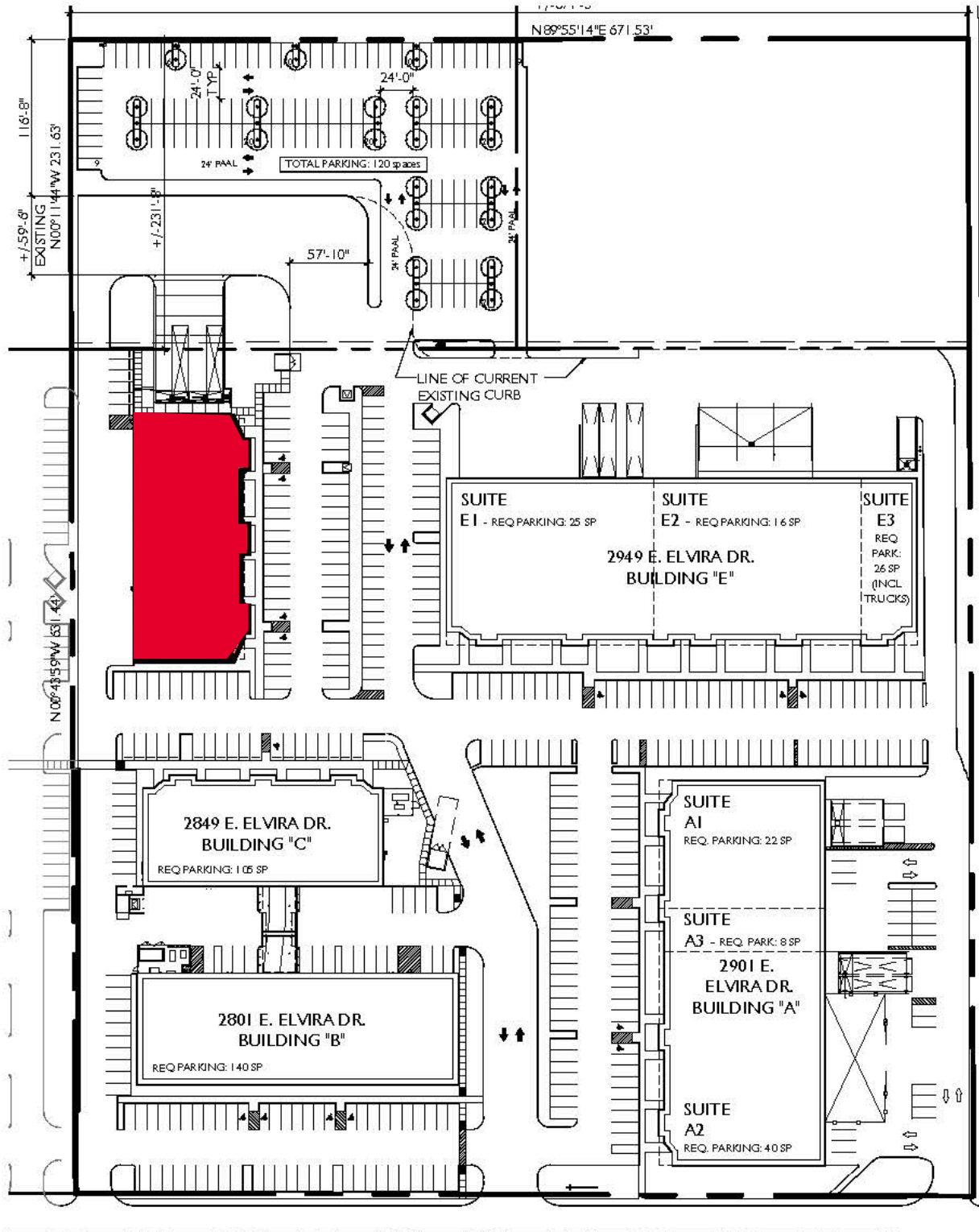
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## Floor Plan

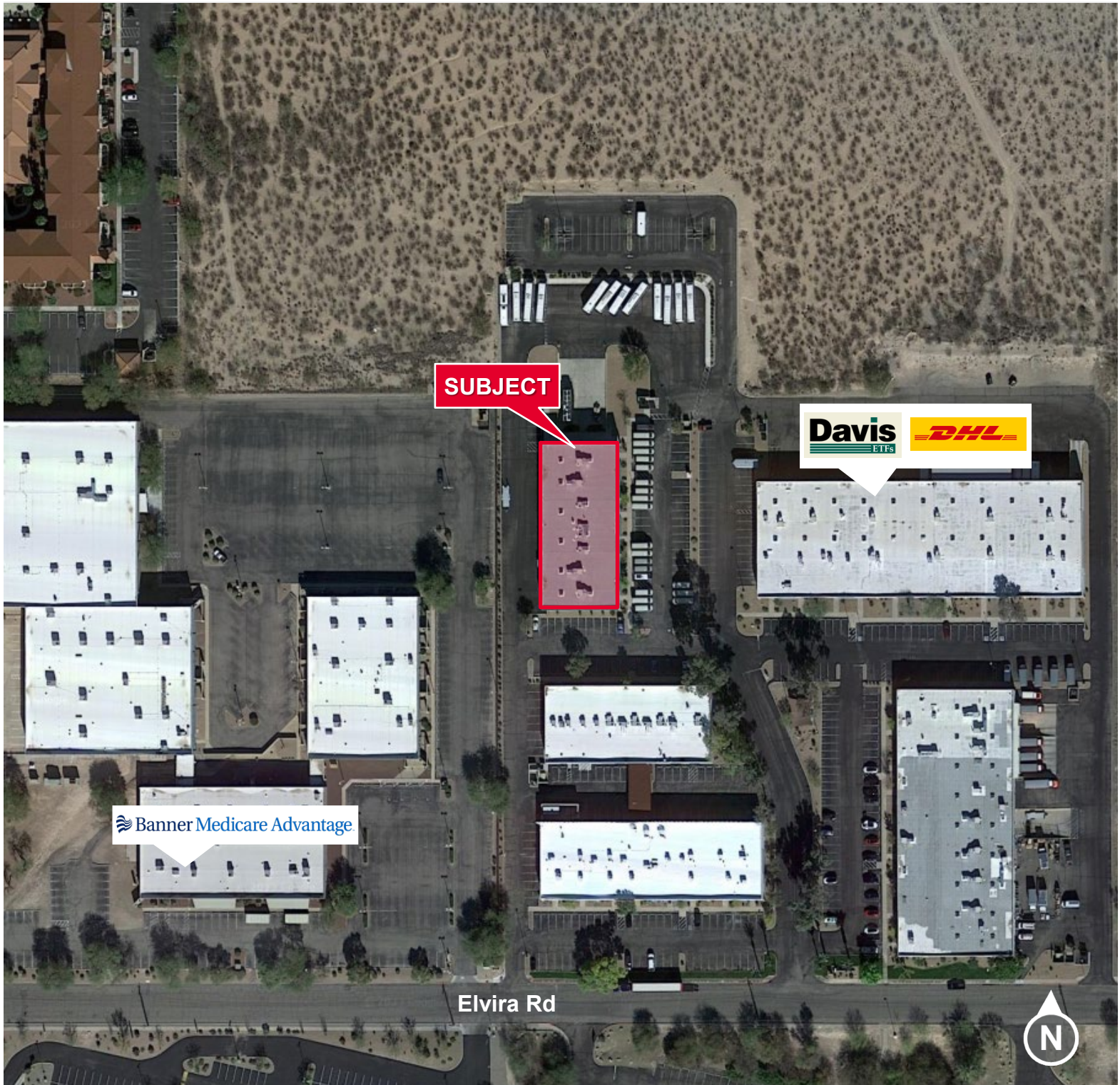


**Site Plan**





**Aerial**



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10/19/2023



## Property Photos



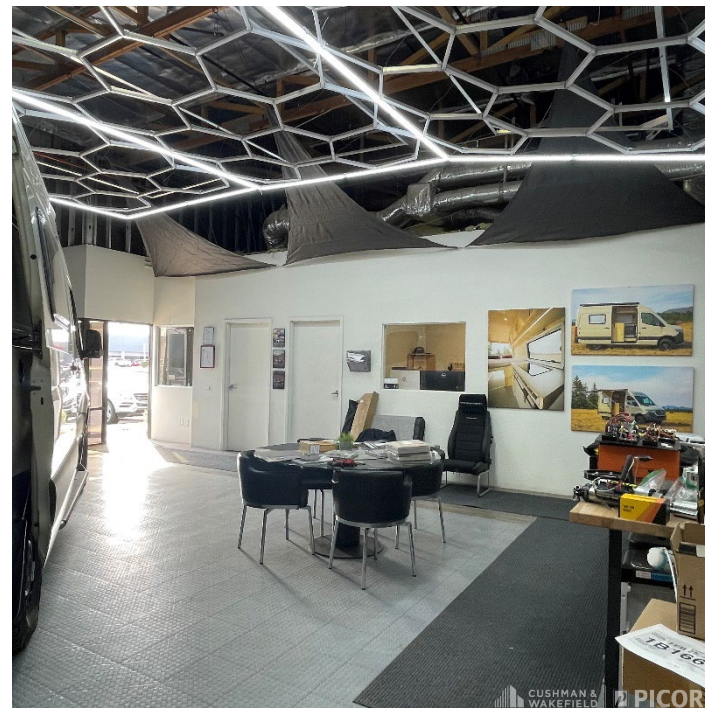
North Loading



West Loading



Warehouse



Office Area

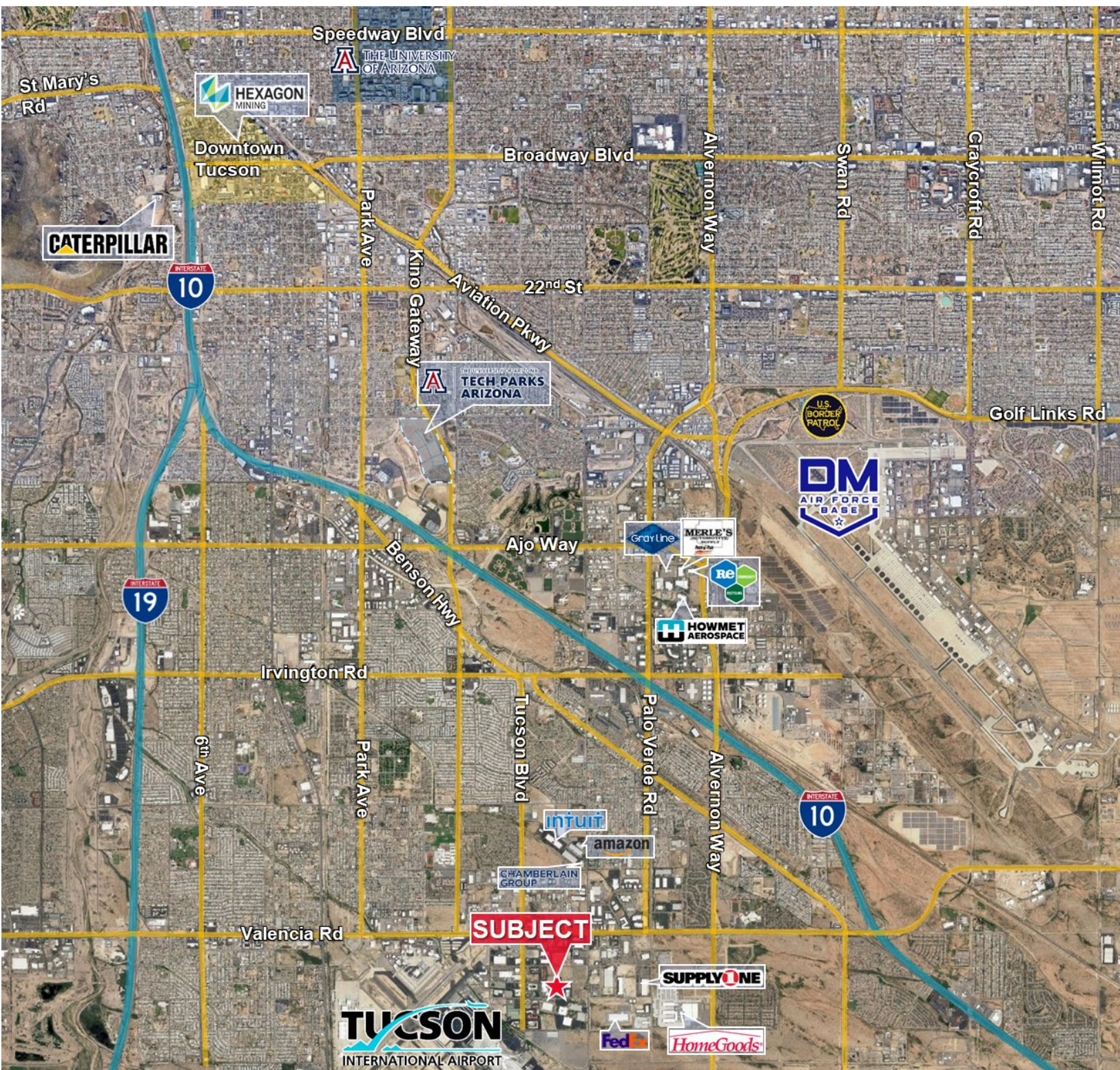
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**Trade Map**



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