

OFFICE / WAREHOUSE

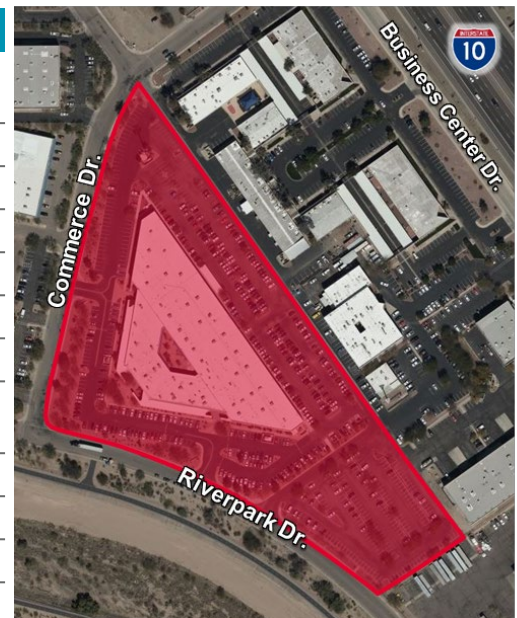


91,200± SF Available - Divisible to Office and Warehouse Spaces
Lease Rate: \$77,950 (85¢ PSF/Mo. NNN)
Sale Price: TBD

Property Features

- Available September, 2026
- 100% air-conditioned)
- HVAC warehouse / Manufacturing
- Divisible, please call
- Office - Full height glass walls to interior landscaped courtyard
- Warehouse - Dock and Grade Loading (15 positions)
- UPS and backup generator
- Fiber installed
- Located in the Opportunity Zone

Property Details	
Available	Office: 30,000± SF Warehouse: 60,000± SF
Site Size	±10.07 Acres (438,852± SF)
Assessor Parcel No.	103-09-070C & 103-09-064B
Property Taxes	\$65,082.93 (2022)
HVAC	100% air-conditioned
Construction	Concrete Tilt-up
Clear / Ceiling Height	20'
Loading	15 loading doors available, Dock (8) and Grade (7)
Zoning	I-1
Power	277/480 volt, 3 phase (heavy)
Year Built	1985
Parking	Additional 2 acres (255 add'l spaces)



Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

Jerry Lococo
Industrial Properties
+1 520 546 2734
jlococo@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

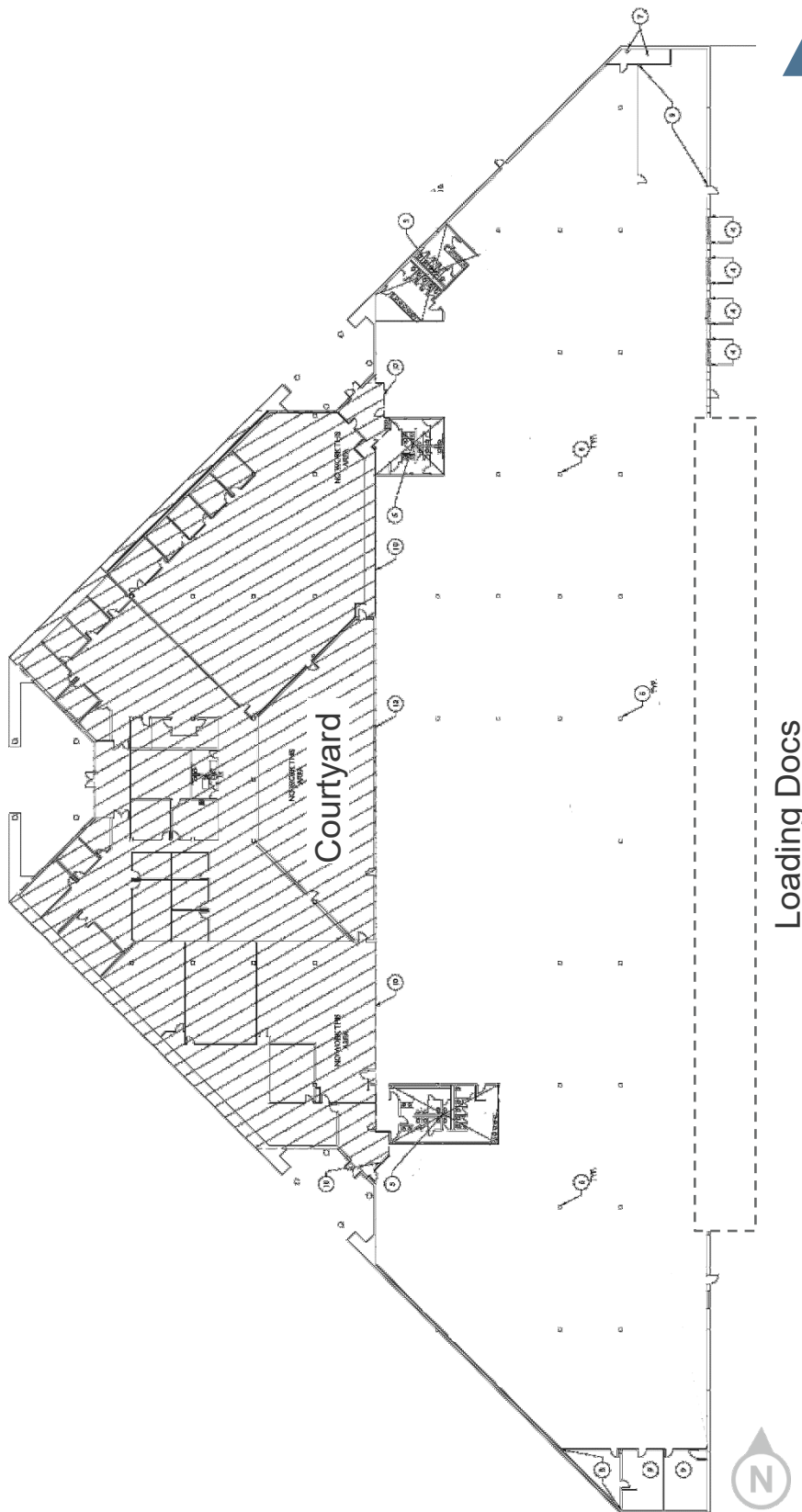
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5/12/2026

Floor Plan

OFFICE / WAREHOUSE



*Not to Scale

Site Plan

OFFICE / WAREHOUSE



OFFICE / WAREHOUSE

Property Photos



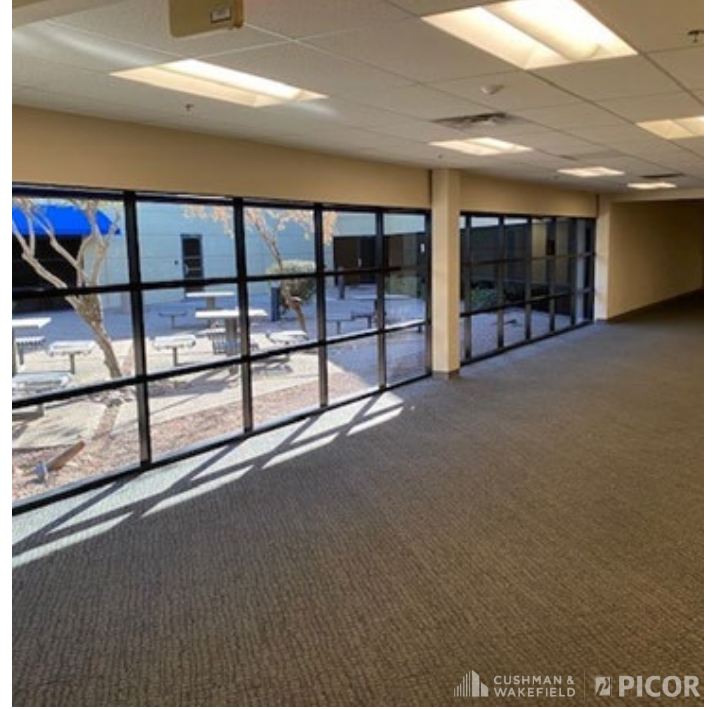
[CLICK TO VIEW SIMULATION](#)



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5/12/2026



Aerial View

OFFICE / WAREHOUSE



Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

Jerry Lococo
Industrial Properties
+1 520 546 2734
jlococo@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com