



**FOR
LEASE**

Julian Commerce Center

5120 S Julian Drive, Tucson, AZ 85705



PROPERTY HIGHLIGHTS

Julian Commerce Center is a +/- 140,405 SF freestanding building featuring +/- 5,000 SF of Office space, +/- 135,405 SF of HVAC Warehouse, Four (4) 12'x14' Grade-Level Loading Doors, Two (2) 9'x10' Dock Doors, 18' Clear Height, sprinklers, and 1,000 amps of 277/480v, 3-phase power. Office space includes a reception/lobby, six (6) private offices, three (3) conference rooms, open bullpen, one (1) storage/IT rooms, one (1) office break room, four office (4) restrooms, and two (2) oversized warehouse bathrooms.

CONTACT

Steven Nemer • AVP, Leasing & Development
502.300.9700 • StevenN@SchnitzerProperties.com

Cooper Sutherland • VP Development & Acquisition
602.830.3435 • CooperS@SchnitzerProperties.com

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Formerly known as Harsch Investment Properties

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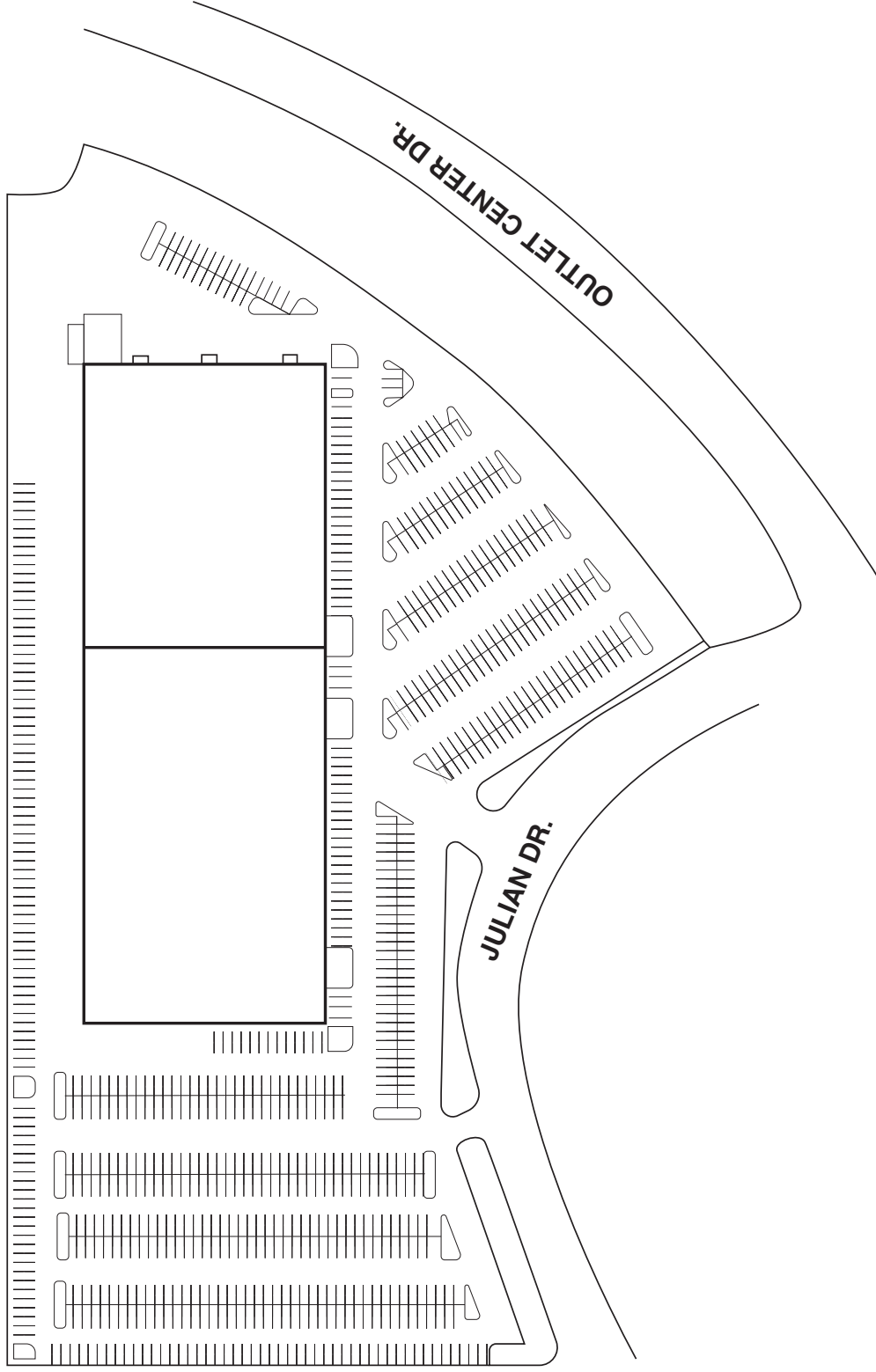
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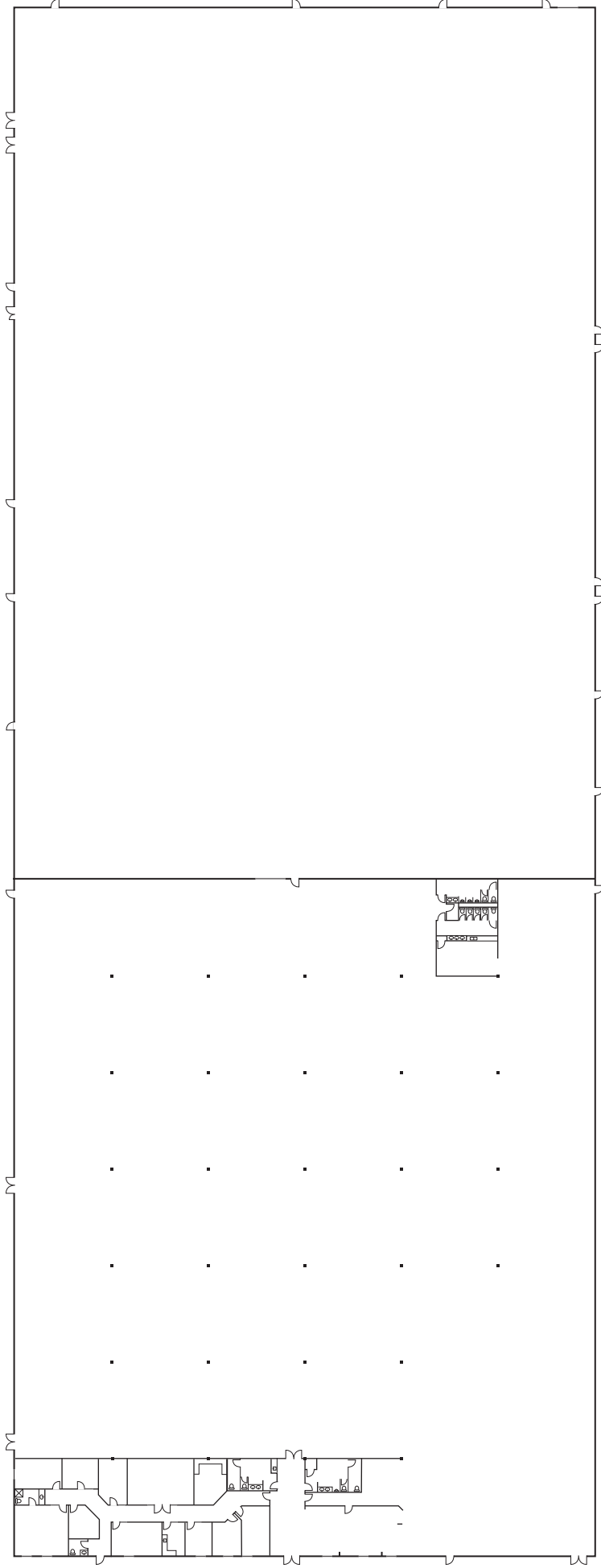
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