

DISTRIBUTION WAREHOUSE FOR LEASE



DABDOUB
REAL ESTATE



772 WEST FRONTAGE ROAD SUITES 1 & 2 NOGALES, AZ 85621

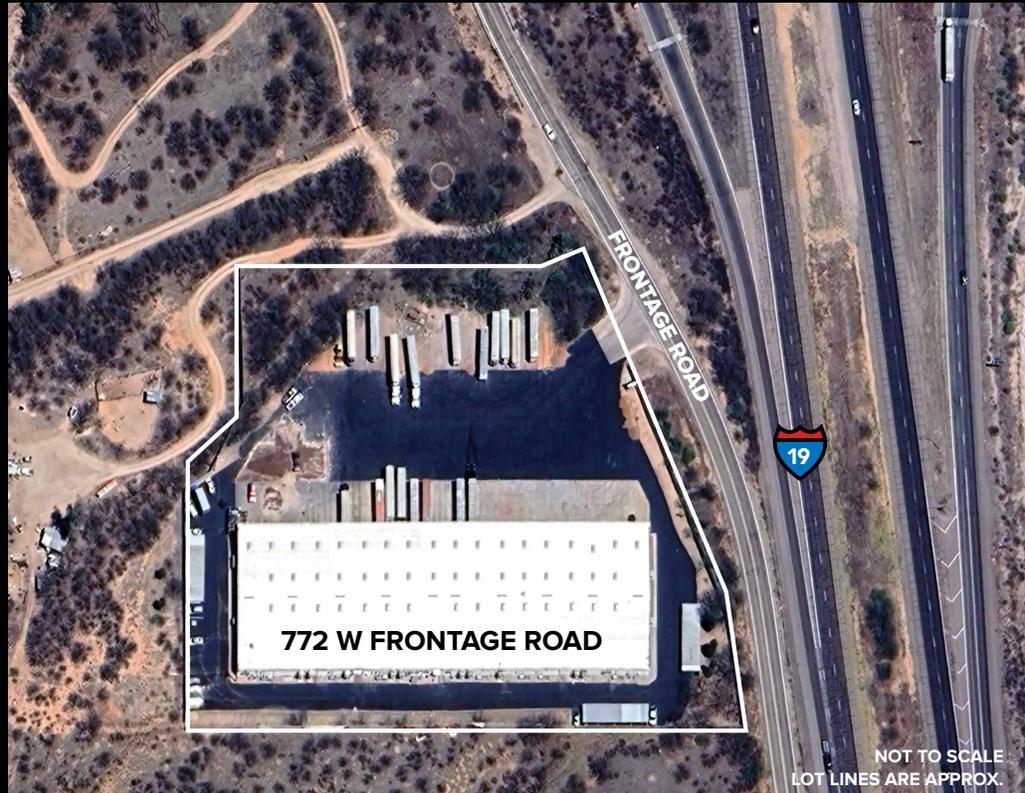
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JOSE D. DABDOUB
Designated Broker

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NOT TO SCALE
LOT LINES ARE APPROX.

PROPERTY DETAILS

SUITE 1	± 16,133 SF	Dry Storage
	± 7,242 SF	Cold Storage
	± 2,625 SF	Office Space
	± 26,000 SF	Total

HVAC A/C in Office

ZONING M-1, Light Industrial.

CEILING CLEAR HEIGHT ±14'

SUITE 2	± 4,998 SF	Dry Storage
	± 12,362 SF	Cold Storage
	± 2,590 SF	Office Space
	± 19,950 SF	Total

LOADING Suite 1: 13 Dock Doors.
Suite 2: 10 Dock Doors.

POWER 240/480v, 3-phase.

LEASE RATE \$0.52/SF/Month/NNN.

CONSTRUCTION Masonry.

NNN CHARGES \$0.21/SF/Month.

YEAR BUILT 1991.

PROPERTY HIGHLIGHTS

- Cold Rooms
- Easy access from I-19
- Covered Parking
- Adjacent to I-19
- Signage

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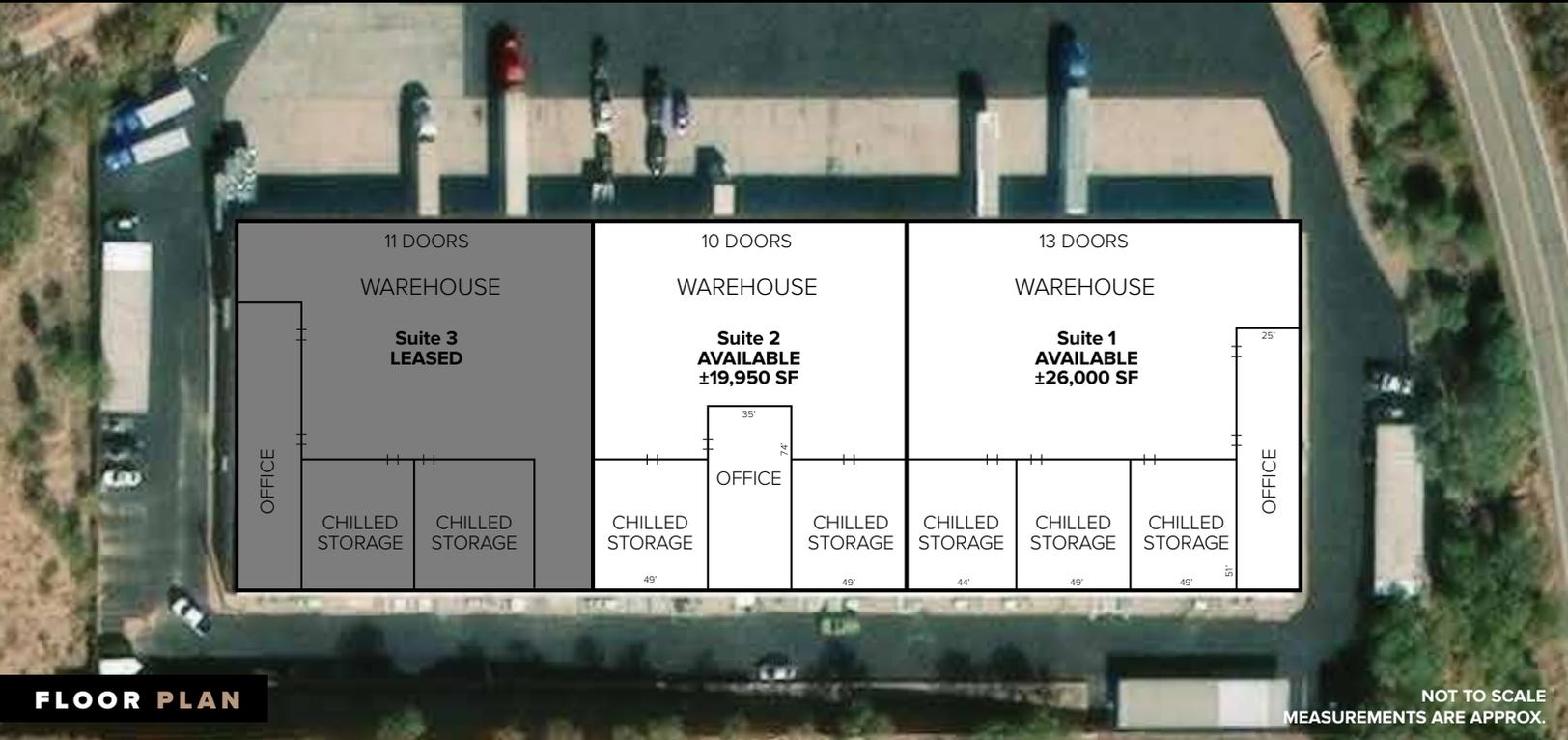
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FLOOR PLAN

NOT TO SCALE
MEASUREMENTS ARE APPROX.



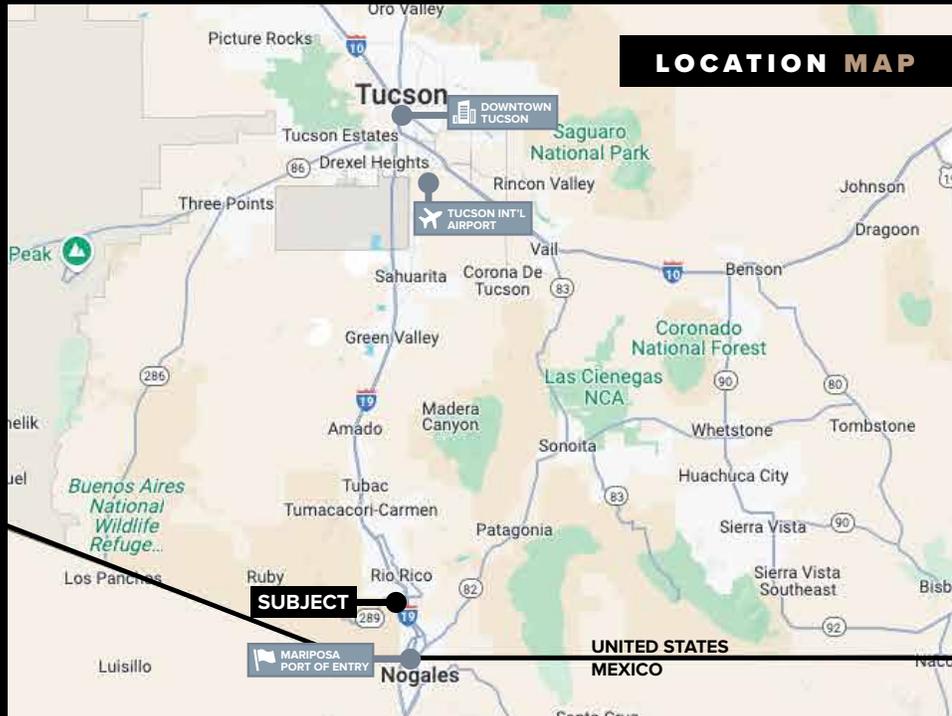
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AERIAL MAP



LOCATION MAP

DRIVE DISTANCES

PORT OF ENTRY

±7.7 miles ±13 mins

TUCSON INTERNATIONAL AIRPORT

±55 miles ±54 mins

I - 10

±58 miles ±55 mins

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