

INDUSTRIAL BUILDING FOR LEASE

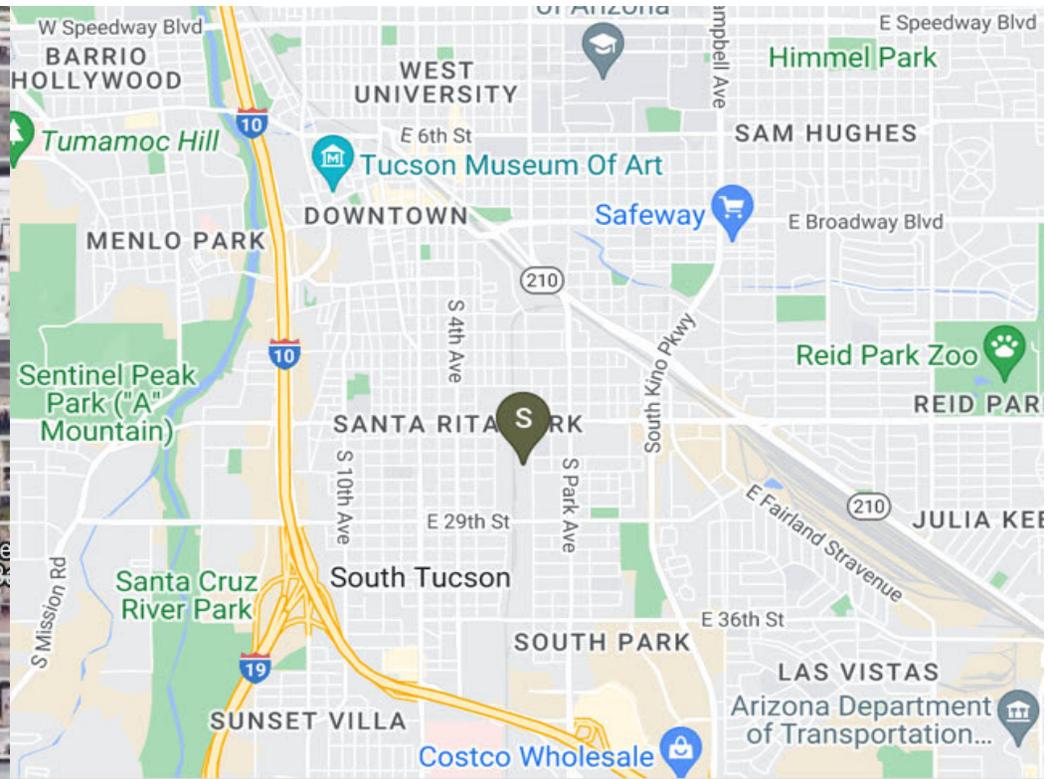
1440 S Euclid Avenue, Tucson, AZ 85713



Contact

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The information contained herein has been provided to us by sources deemed reliable. While we have no reason to question its accuracy, we do not guarantee it. Anyone interested in the subject property is advised to independently verify all information and seek legal and tax assistance in forming an opinion. All offerings are subject to prior sale, lease or withdrawal from the market without



PROPERTY DETAILS

- Leasable Area: 31,860 SF
- Office Area: 2,904 SF (9.1%)
- Warehouse Area: 28,956 SF
- Clear Height: 18'-22'
- Dock High Doors: 6 (12'x12')
- Grade Doors: 1 (16' x 12' with truck well)
- Power: 1200 amps/480 volt, 3-phase
- Restrooms: 3
- Construction: Steel
- Yard: Shared Secured Fence

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SITE DETAILS

- Land Area: 60,916 SF
- Coverage: 52.3%
- Zoning: I-1 Light Manufacturing
- Flood Plain: Panel 04019C2279L/ X-Unshaded
- Parcel Number: 124-16-005A
- Access: Euclid Ave and 24th Street
- Grade: Above Street
- Configuration: Rectangle (200' 24th & 400' on Euclid)
- Topography: Level, above street grade
- Utilities: All Available

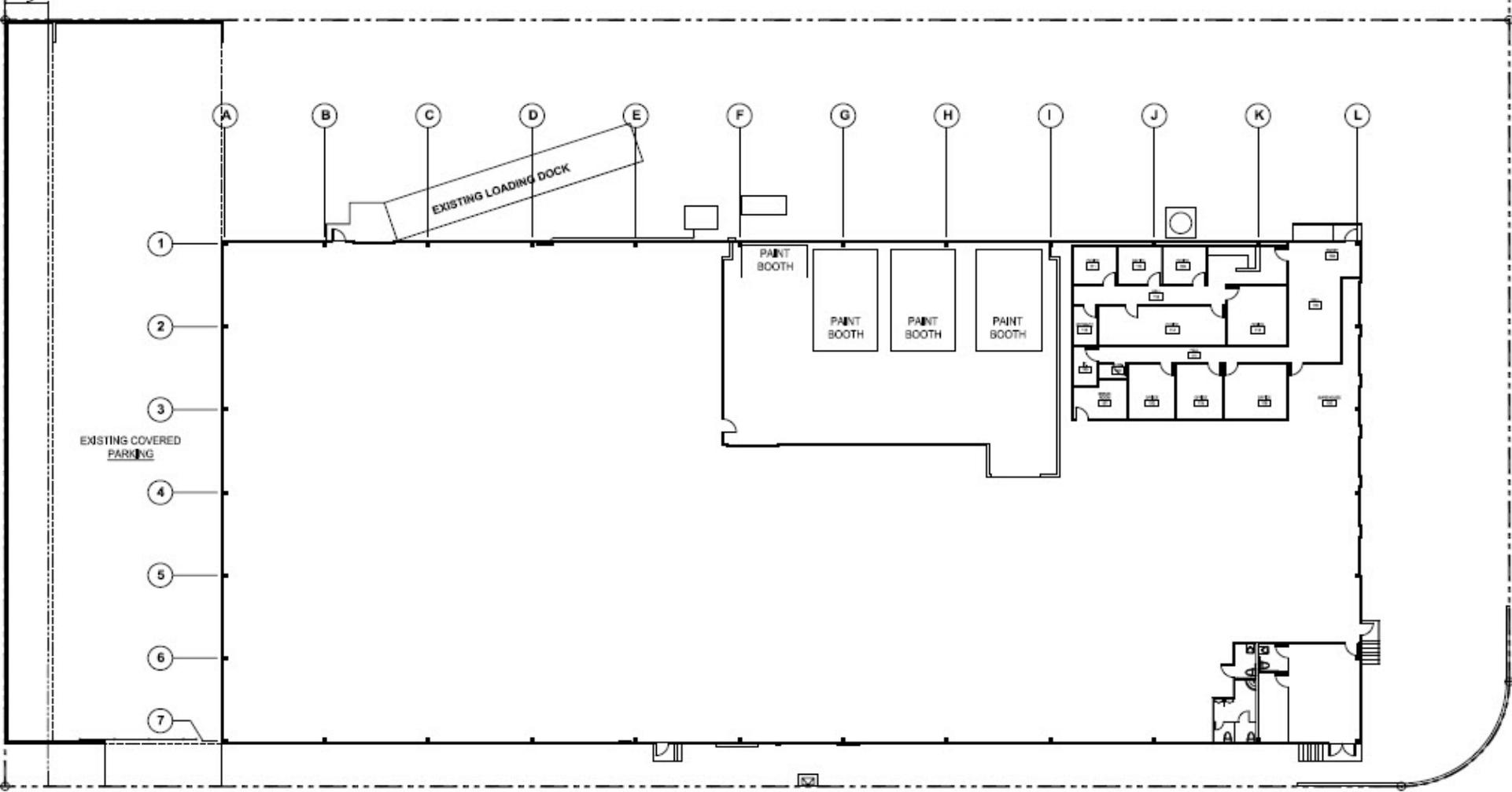


OFFERING

- Rent PSF/Month: \$0.80
- Rent PSF/Year: \$9.60
- Monthly Rent \$25,488
- Term: 3-5 Years
- Contract: NNN
- Comment: This building can be leased in combination with the adjacent property for a total of 58,660 SF.



10'-0" ELECT. EASEMENT

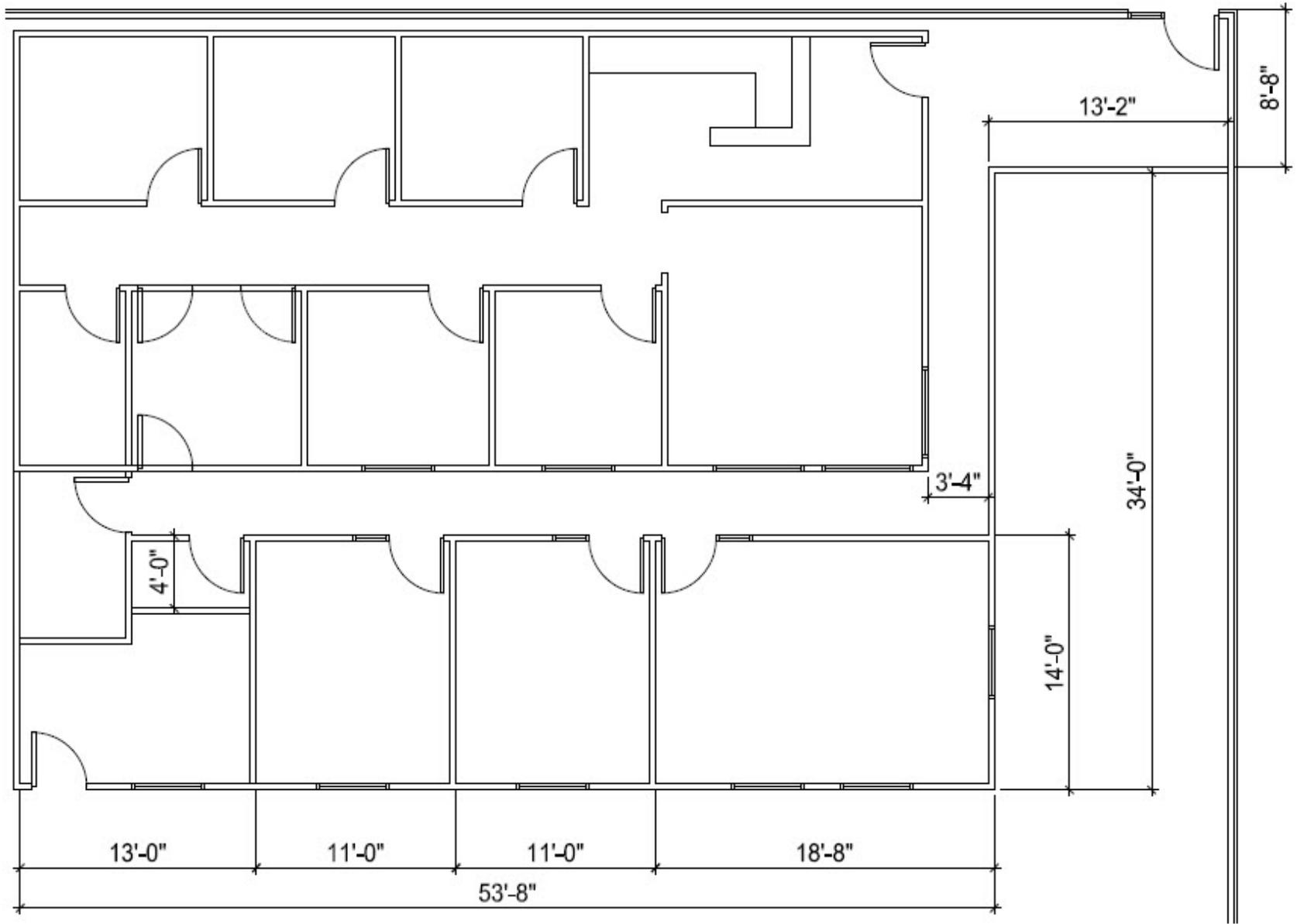


EUCLID AVENUE

FLOOR PLAN/ SITE PLAN



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FLOOR PLAN

