

FOR LEASE: 1212 | 1214 | 1216 E PENNSYLVANIA ST

Tucson, AZ 85714



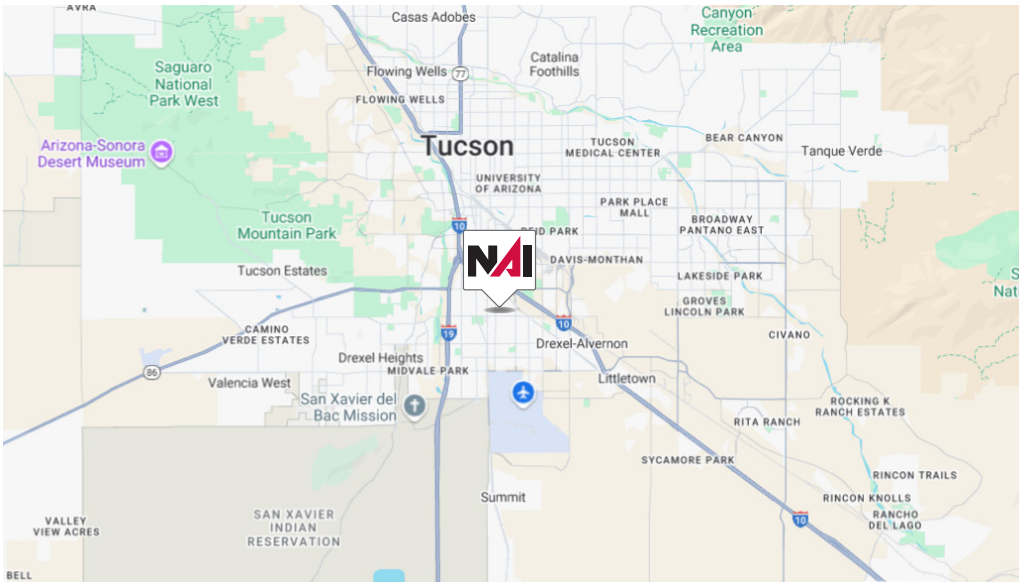
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Property Information



Location: 1212, 1214 & 1216 E. Pennsylvania St.
Tucson, AZ 85714

Available Size: 2,500 SF - 15,000 SF

Lease: Modified Gross

Zoning: I-1, City of Tucson

Primary Use: Industrial

APN #: 132-17-133L, 132-17-133K, 132-17-133J

Features

- Can potentially divide a single warehouse in half, to 2500 sq ft.
- Can potentially create a 7500 sq ft outdoor storage area.
- The owner is willing to complete tenant improvements
- Prime Park Ave & Ajo Way location
- Three (3) minutes to Ajo Way & I-10 Interchange
- Logistically located to service most sub-markets in 30 minutes or less
- Easy access to the University of Arizona and Tucson International Airport

Site Features

- New LED Lighting
- Well-maintained roof
- Two (2) 10' x 10' roll-up doors
- 13' clear height
- Patio area in the back
- All units have shared water
- Shared weekly trash service

Demographics	1 Mile	3 Miles	5 Miles
Population	10,578	101,984	218,288
Average Age	37.2	35.3	33.5
Average HH Income	\$71,454	\$64,389	\$69,766
Employed Population	4,888	44,116	100,359

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1212 Photos

1212 Property Features

\$5,050.00/month (Modified Gross)

\$1.01/PSF (Rental tax not included)

- 5,000 SF
- 275 SF Office | 4,795 SF Warehouse
- Six parking spaces
- 4 New Evaporative Coolers
- LED Warehouse Lighting
- Roof has been recently maintained.
- Two 10' x 10' roll-up doors
- One 8' x 8' Bathroom
- 10' x 20' office area
- 50' x 15' Gated Rear Yard
- 13' Clear Height
- 2 Phase Power
- Recently painted
- Finished Concrete Office Floors
- Exterior LED Lighting
- APN: 132-17-133L



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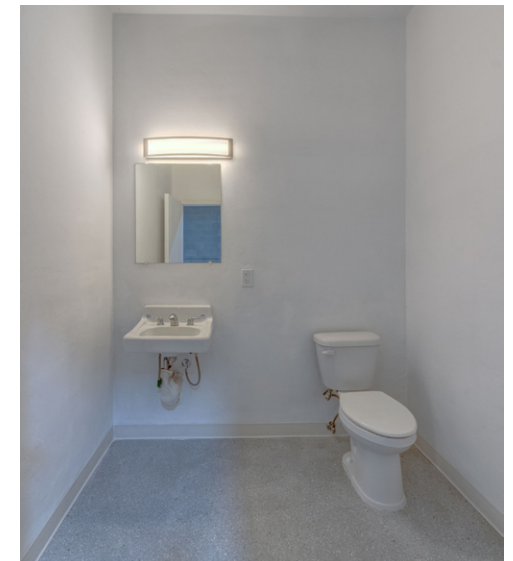
1214 Photos

1214 Property Features

\$5,050.00/month (Modified Gross)

\$1.01/PSF (Rental tax not included)

- 5,000 SF, demisable to two - 2,500 SF units, call for rates
- 205 SF Office | 4,795 SF Warehouse
- Six parking spaces
- 4 New Evaporative Coolers
- LED Warehouse Lighting
- Roof has been recently maintained.
- Two 10' x 10' roll-up doors w/ automated openers
- Two 8' x 8' Bathrooms
- 10' x 20' office area
- 50' x 15' Gated Rear Yard
- 13' Clear Height
- 3 Phase Power
- Recently painted
- Finished Concrete Office Floors
- Exterior LED Lighting
- APN: 132-17-133K



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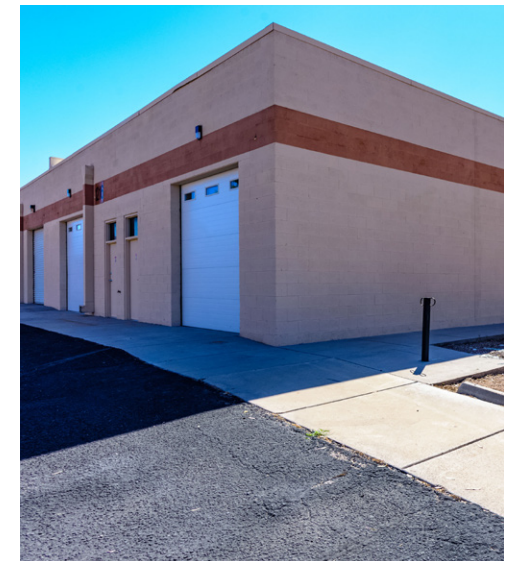


1216 Photos

1216 Property Features

\$4,000.00/month (Modified Gross)
\$0.80/PSF (Rental tax not included)

- 5,000 SF of dry storage, currently no office, bathroom & cooling. Has electric and lighting.
- Eight parking spaces
- Fenced yard and/or office area buildout available
- LED Warehouse Lighting
- Roof has been recently maintained.
- Two 10' x 10' roll-up doors w/ automated openers
- 2 Phase Power
- 13' Clear Height
- 50' x 15' Gated Rear Yard
- Exterior LED Lighting
- APN: 132-17-133J



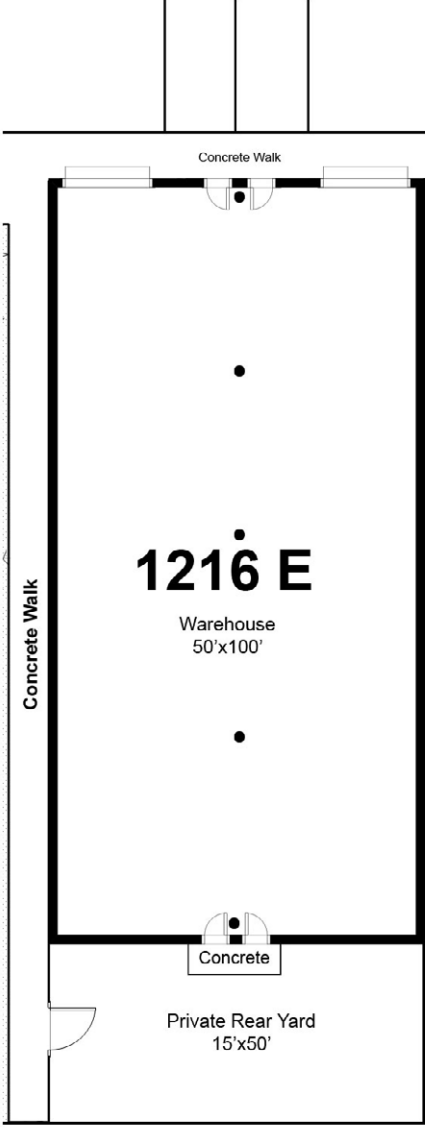
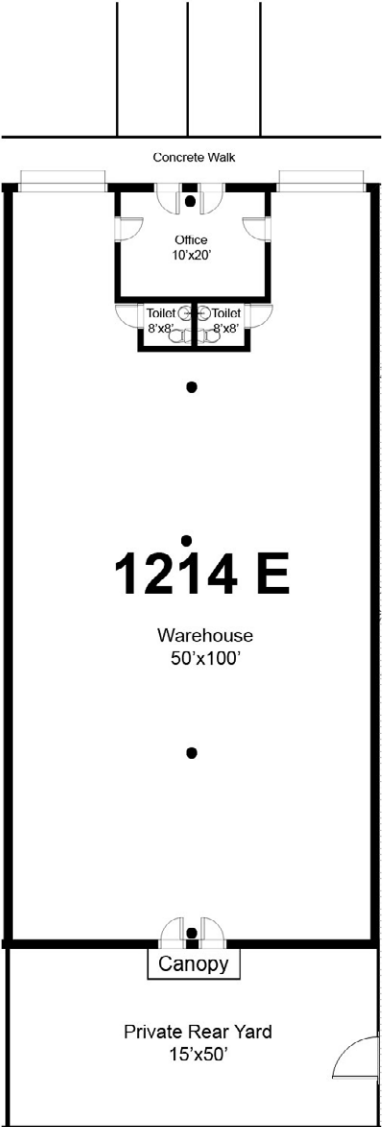
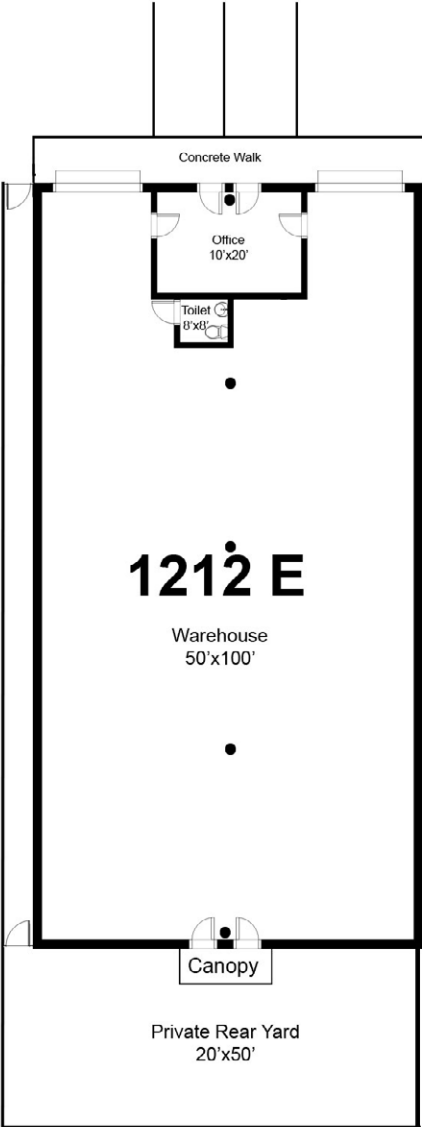
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Floor Plans



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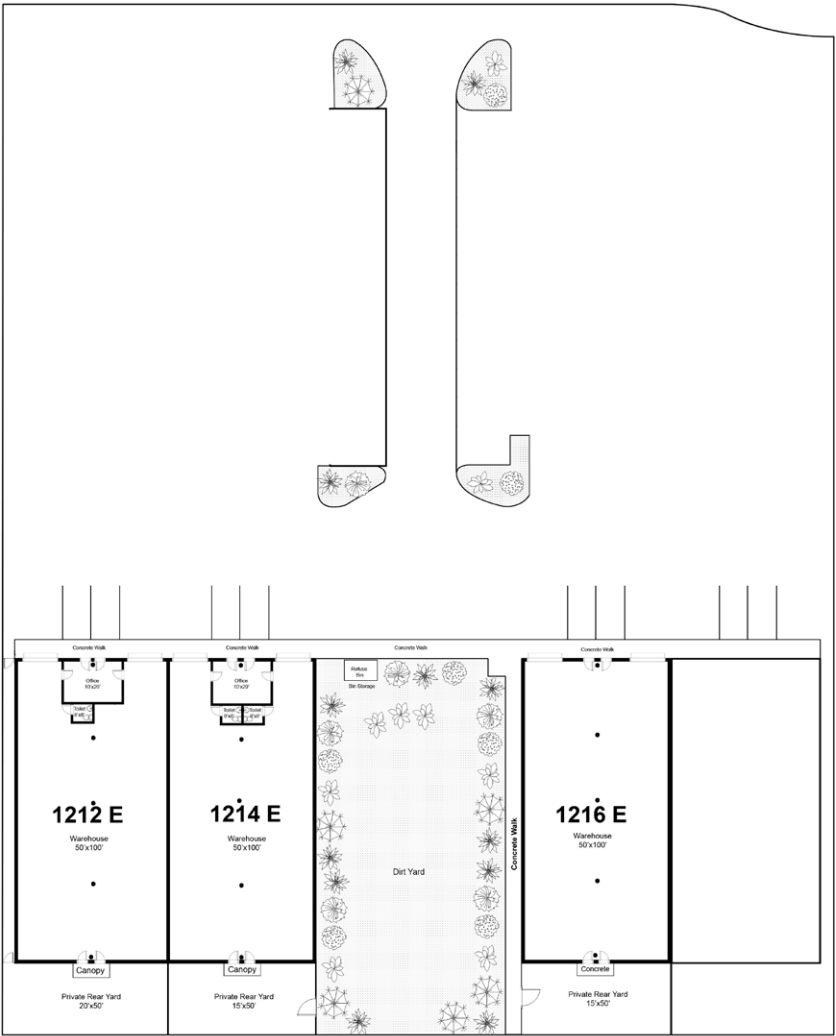
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Site Plan



PENNSYLVANIA STREET



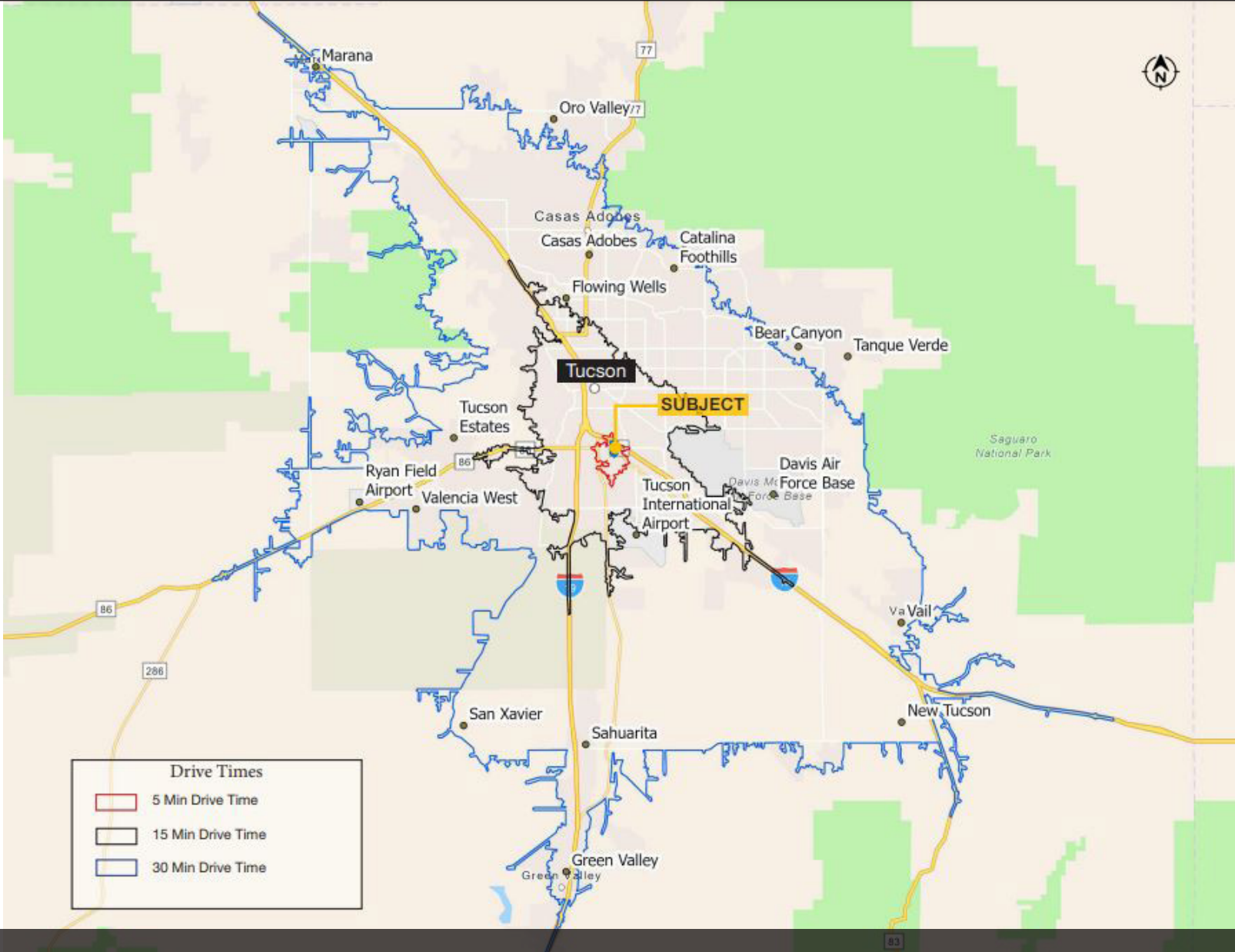
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Drive Time Map



T24-04-014

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