

NOW LEASING

Call Today!



Building B
4588 Industry Drive, Sierra Vista, AZ



Building A
4556 Industry Drive, Sierra Vista, AZ

Building B 6,200 sf

Base Rent: \$ 7.60sf/yr NNN
Real Estate Tax: \$ 1.24/sf/yr
Insurance: \$.21/sf/yr
CAM (Common Area Maint): \$.65/sf/yr
\$5,003.35 + 1% rental tax

Office Space: 1,200 sf
Warehouse: 5,000 sf
Lot Size: 2 Acres (87,120sf)
Parking: 20 (per bldg)
Tax Parcel No: 107-16-067
Warehouse: 2 - 10'x14' roll-up doors
Ceiling Heights: 23'-31/2" to 24'-31/2"

Built: 2007

Building A 7,200 sf

Base Rent: \$ 7.60sf/yr NNN
Real Estate Tax: \$ 1.24/sf/yr
Insurance: \$.21/sf/yr
CAM (Common Area Maint): \$.65/sf/yr
\$5,821.95 + 1% rental tax

Office Space: 1,200 sf
Warehouse: 6,000 sf
Lot Size: 2 Acres (87,120sf)
Parking: 20 (each building)
Tax Parcel No: 107-16-067
Warehouse: 2 - 10'x14' roll-up doors
Ceiling Heights: 23'-31/2" to 24'-31/2"

(520) 458-1666

Toll Free: 1(800)320-2381

Fax: (520) 459-0718



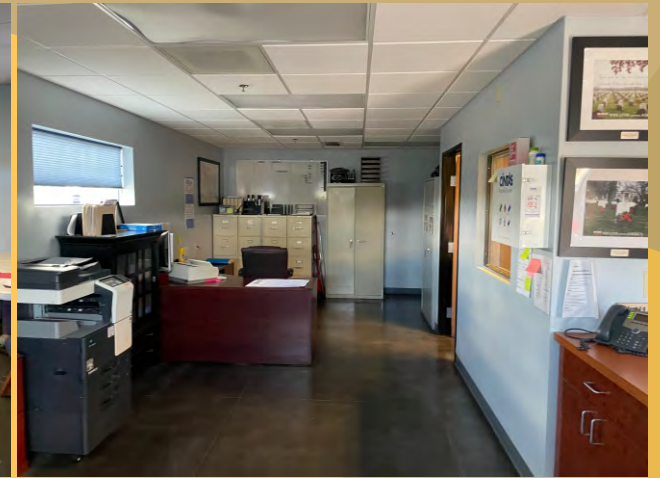
FIRST WEST
PROPERTIES CORPORATION

www.fwpc.net

1700 South Highway 92, Ste. E100
Sierra Vista, Arizona 85635

All information furnished regarding property for sale, rental, or financing is from source deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the brokers herein.

Property Photos



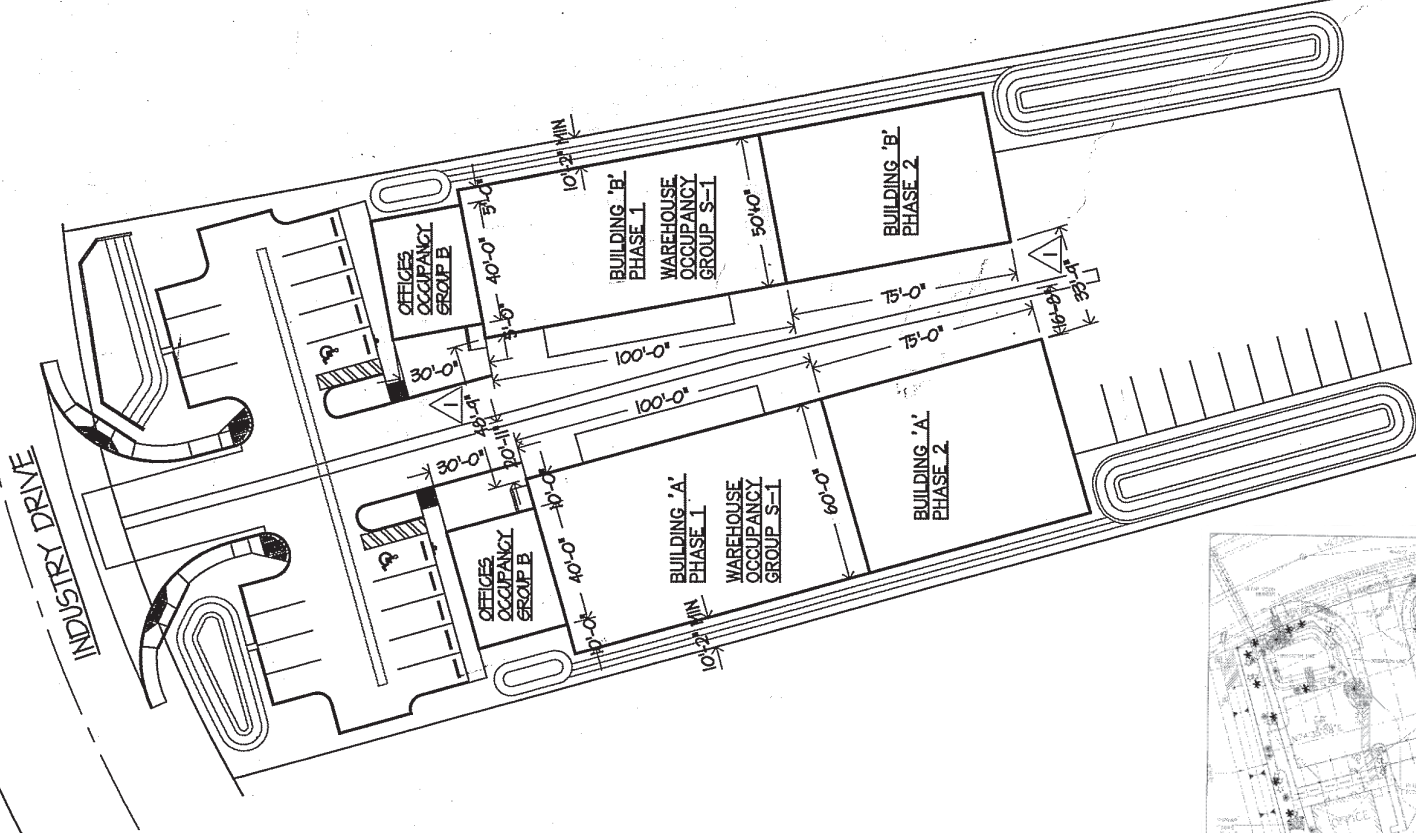
EACH BUILDING HAS

- Two offices each with two bathrooms and a janitors closet
- Two 10'x14' roll-up doors and man doors
- Fire Sprinkler Systems
- Large Fenced Storage Yard
- Located in Crossroads Commerce Center
- Large Fenced Storage Yard



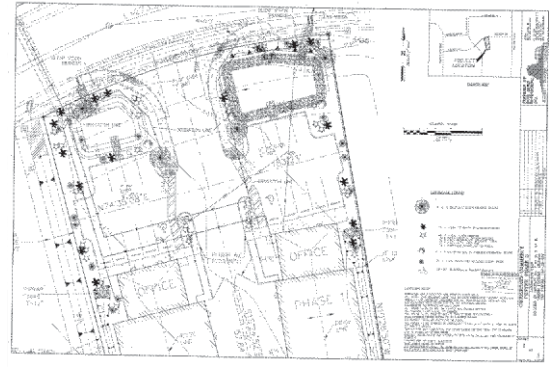
FIRST WEST
PROPERTIES CORPORATION

Site Plan



SITE PLAN
SCALE: 1" = 40'-0"

NOTE: RAIN WATER RUNOFF FROM BUILDING ROOFS IS DIRECTED BY PAVEMENT AND DRAINAGE SWALES TO RETENTION BASINS - NO WATER FLOWS TO ADJACENT PROPERTIES OR ACROSS PEDESTRIAN WALKWAYS.



FIRST WEST
PROPERTIES CORPORATION

