

mordka REALTY

FOR SALE/LEASE
CLASS A OFFICE/WAREHOUSE
FLEX/ R&D /CORPORATE HQ

List Price:

Sale: Call for Pricing

Lease Rate: \$18+/NNN

\pm 12,019 sf bldg.

\pm 1.55 Acre Lot

\pm 5,606 sf. Office

\pm 6,413 sf. Studio

1 Dock Well w/ Roll Up

1 Grade Level Roll Up

Sprinklered

Heavy Electric

Fully Air conditioned

Fiber Internet

1st floor \pm 9,216 sf.

2nd floor \pm 2,803 sf.

Superior Construction

Marana Industrial Zoning



All information provided in reference to the property has been collected from sources deemed reliable. However, no representations or warranties are made as to the accuracy of said information. In addition, no warranty or representation is extended to errors, omissions, change of price or other conditions. Any projections, estimates, opinions, financial or other assumptions are provided for example purposes and do not represent current or future performance of the property. Please consult with your legal, financial and tax professionals to make any determinations regarding whether the property is suitable for your needs and purposes.

William "Billy" Mordka

520.820.1720 / 520.298.8500

www.hmr1975.com

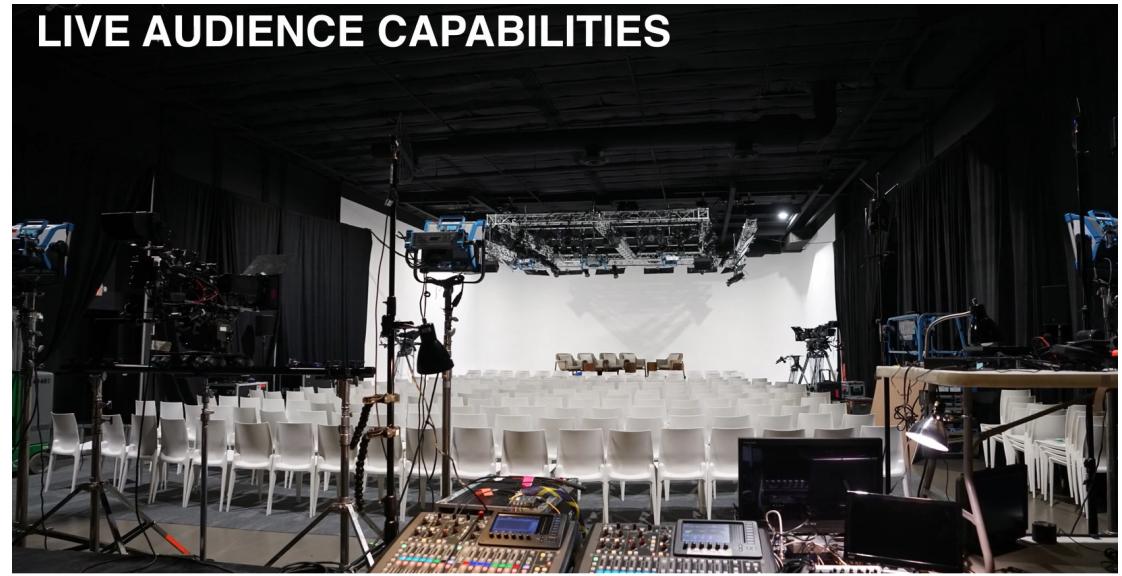
william@hmr1975.com

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One of a kind Class A property. This 12,019 sf. building was fully remodeled in 2018/2019 as the home of “Modern Studios” a Large Scale Film Production studio. Facility Utilized by Multiple Fortune 500 Companies for Live Audience shows, Streaming Productions, & National Commercials. Currently Set up with Two Separate Studios, multiple Flex spaces, Multiple Offices, Conference Rooms, Dressing rooms, Sound Proof recording studio & much more. Property could easily be used for Corporate office space that is in need of high end R&D or Warehouse/distribution space. Building is FULLY air conditioned with both Dock Well & Grade Level Door. Very Versatile building and property.

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LIVE AUDIENCE CAPABILITIES



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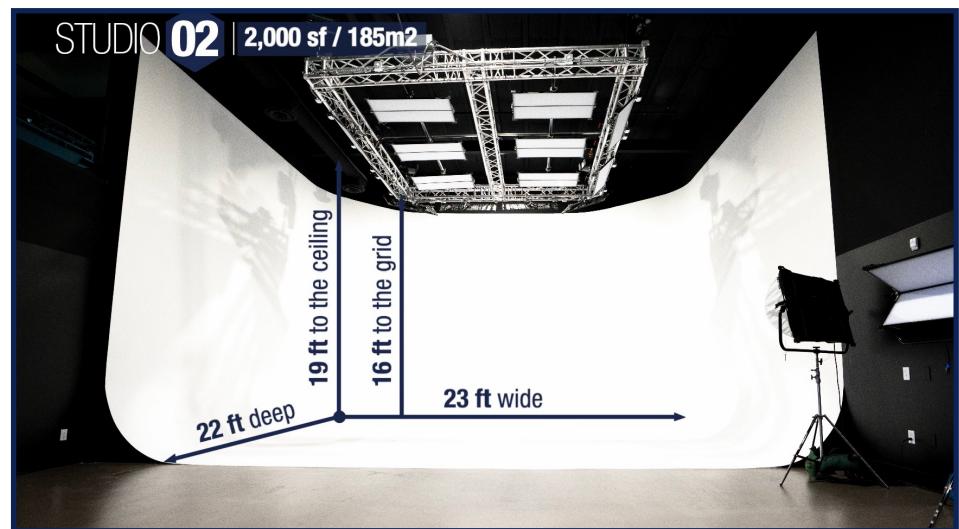
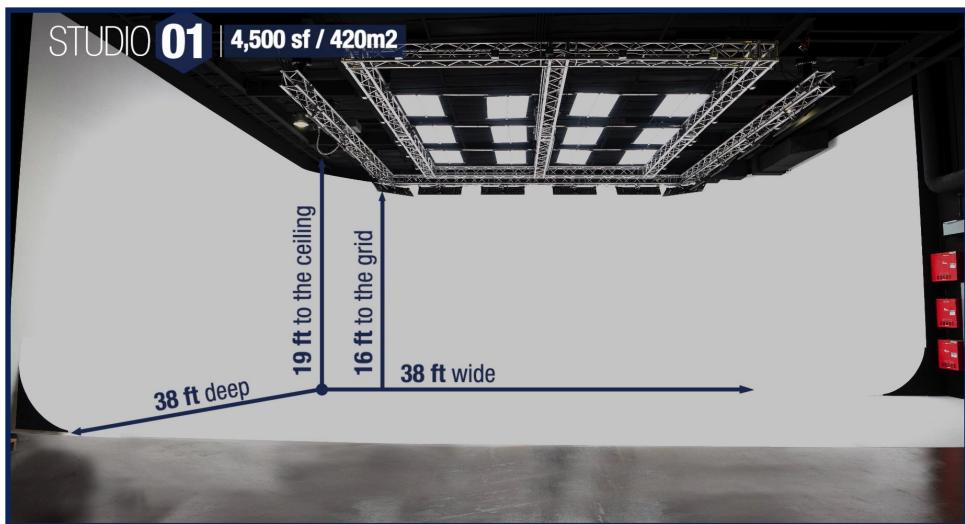
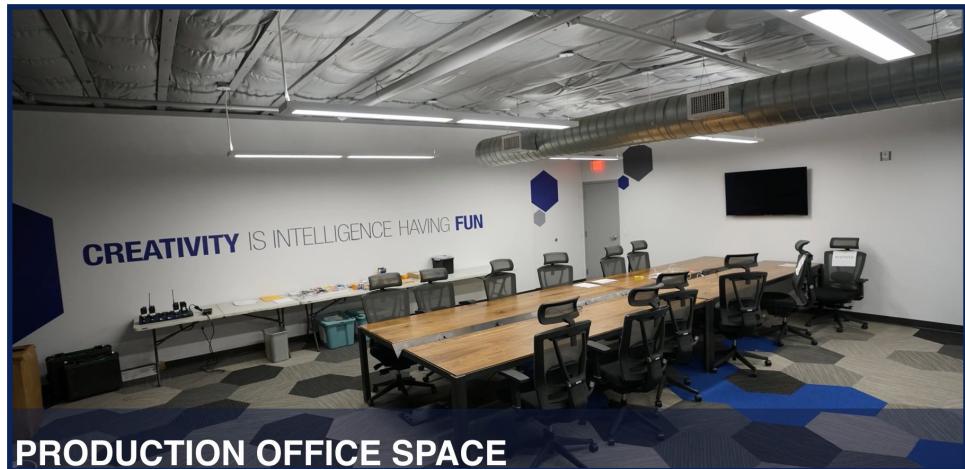
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