

4850

S Park Avenue

INDUSTRIAL/FLEX WAREHOUSE FOR LEASE

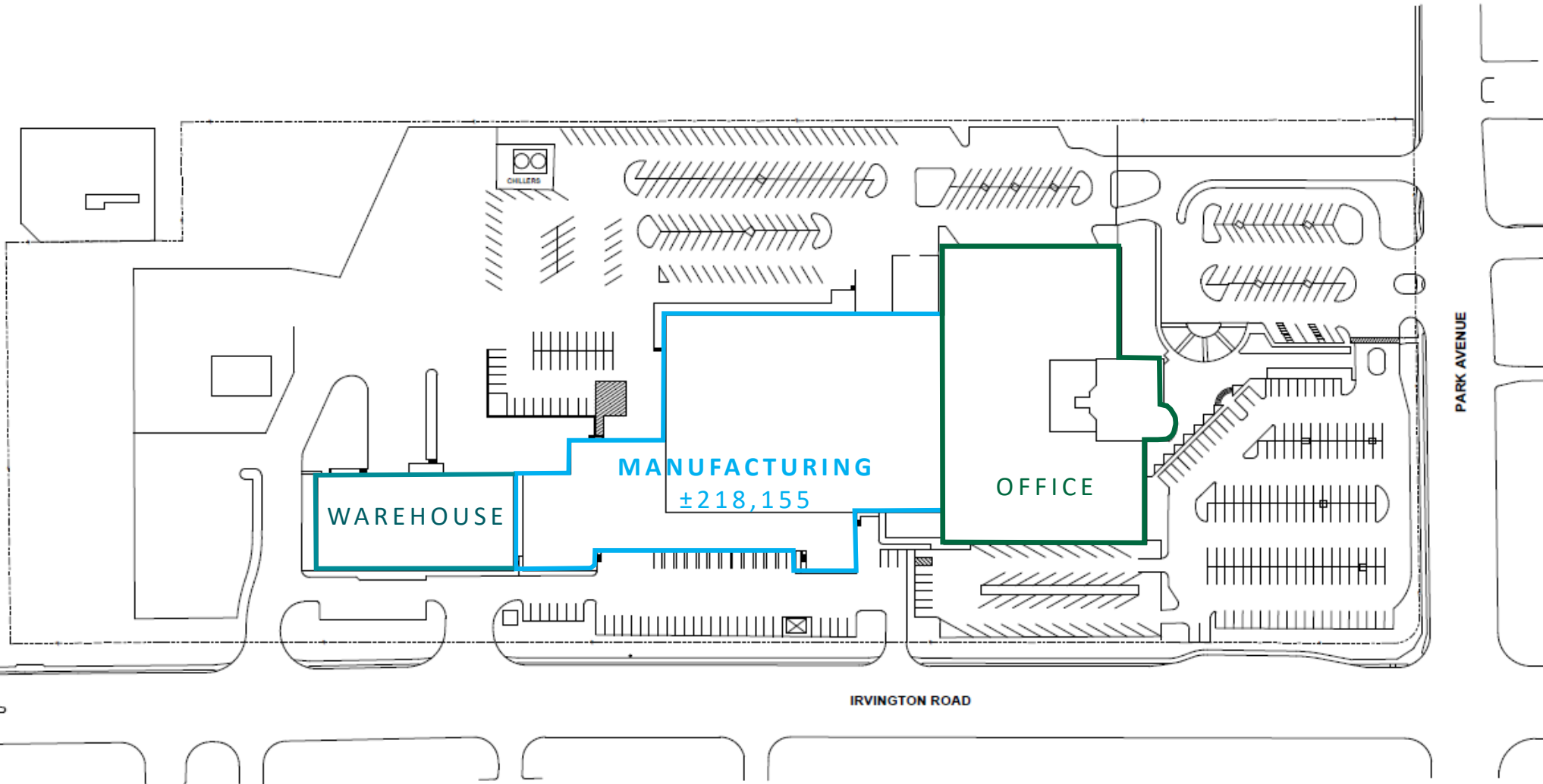
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Property Highlights

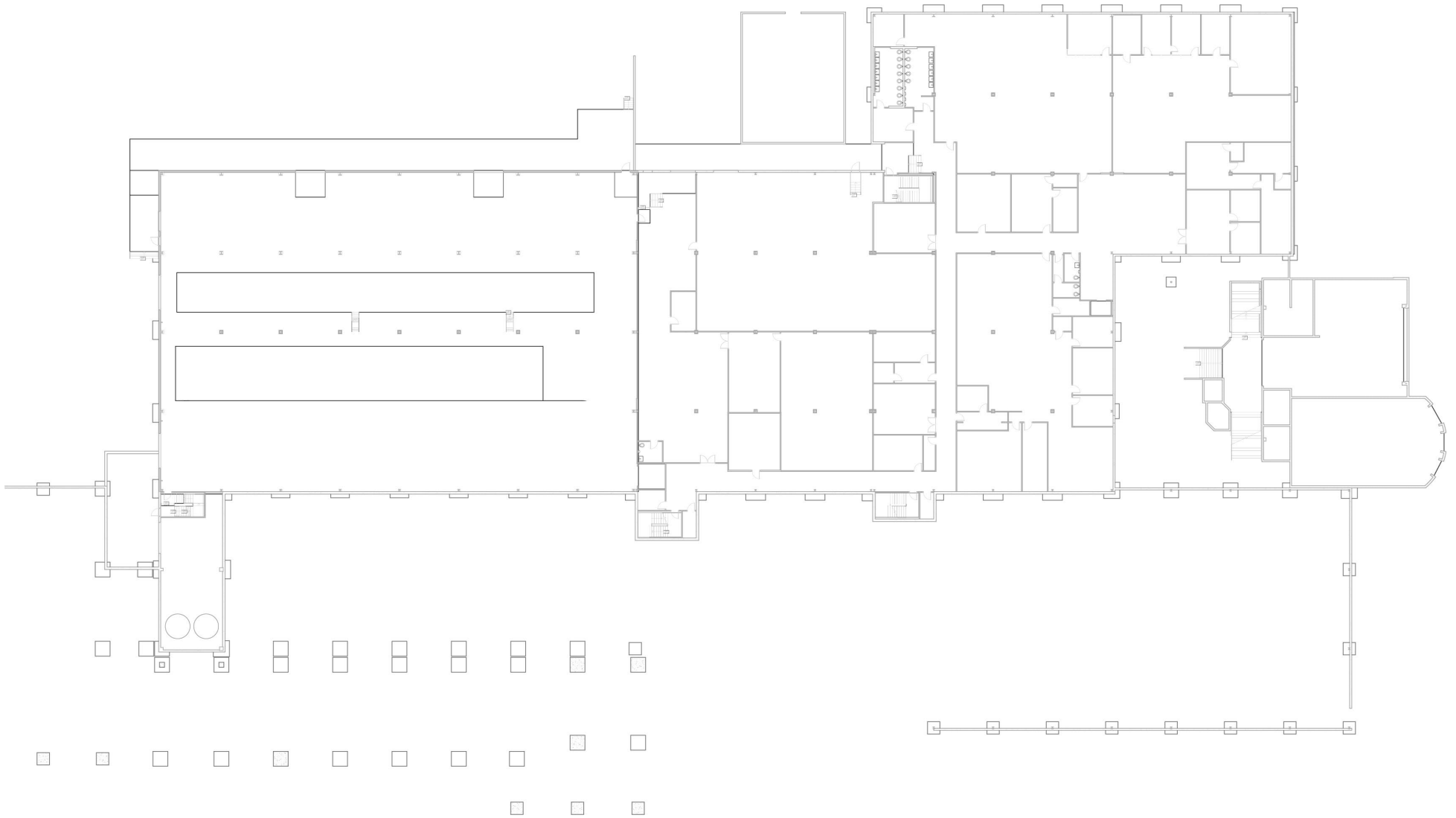
Building Size	220,816 SF
Lease Rate	\$0.75/SF/Mo, NNN
Clear Height	18'
Year of Construction	1973
Zoning	Building - I-1, Light Industrial (City of Tucson) Parking Lot - CI-2, Commercial (City of Tucson)
Loading	12 dock 2 grade
Power	Two 2,500 KVA transformers, primary feed 13.8KV, and secondary feed 4-16 KV480 volts, 3-phase serving the property
Water	2" line for each 3 lines
Sewer	4" line for each 3 lines
Gas	4" line
Notes	<ul style="list-style-type: none">• Plumbing and water lines have been replaced• Brand-new chiller with chilling towers and pumps replaced in 2023• Brand-new roof installed in 2025 with a 25-year warranty



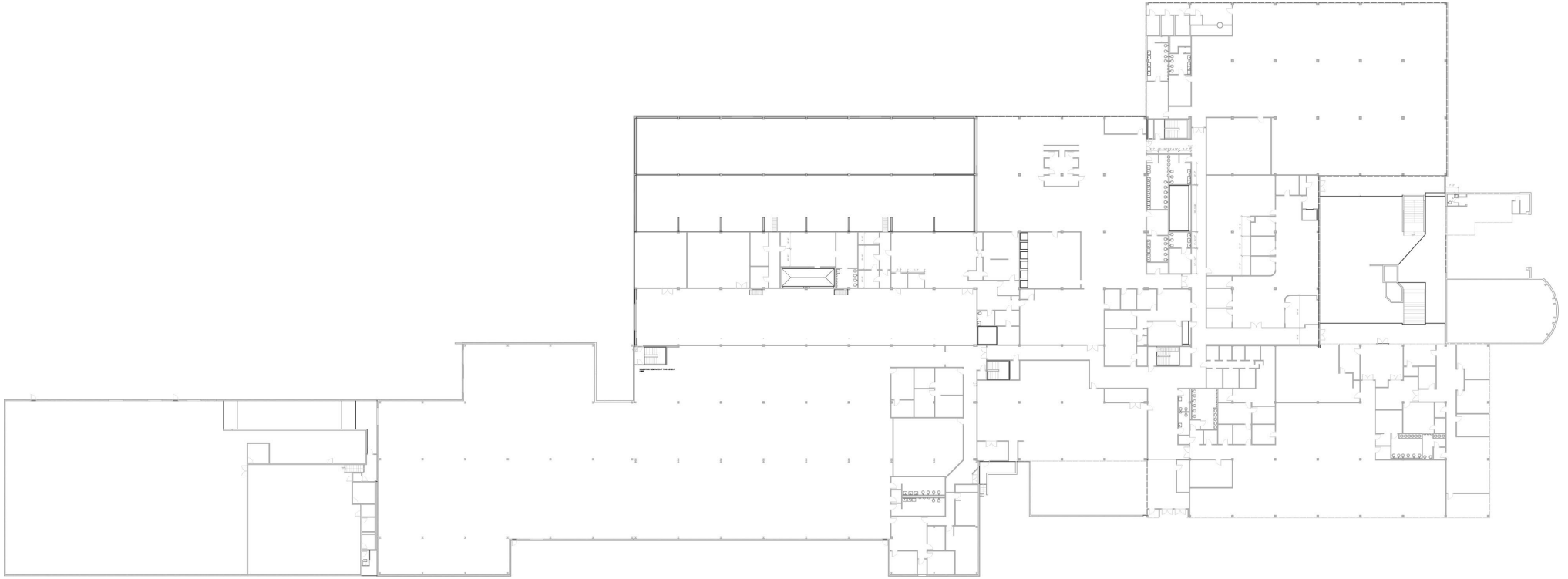
Site Plan



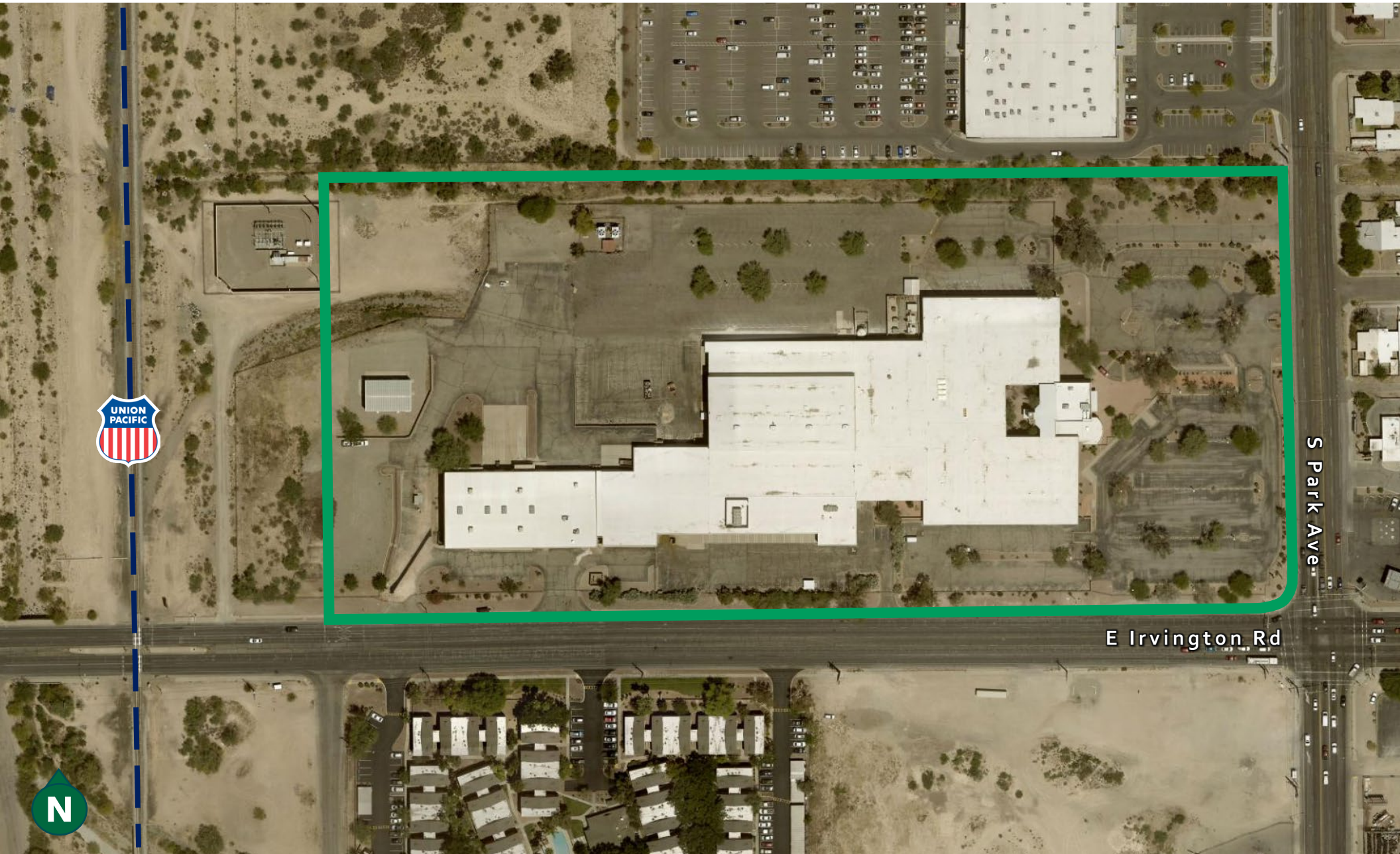
Floor Plan - Lower Level



Floor Plan - Upper Level



Property Map



Aerial Map



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