

INDUSTRIAL OFFICE FOR LEASE

7,020 SF
\$16/SF/YEAR NNN

2502 North Huachuca Drive
Tucson, AZ 85745



Office for Lease



AUSTAR
HOLDINGS

24881 Alicia Parkway
STE E-108
Laguna Hills, CA 92653

Dane Swango
Vice President
949.614.5075
theusabroker@gmail.com
CA DRE 01893062

INDUSTRIAL OFFICE

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PROPERTY DESCRIPTION



- 7,020 SF free-standing office building
- Flexible space with multiple bullpen areas, individual offices, conference rooms, and reception area
- 50+ parking spots, a massive amount of parking compared to similar buildings
- Fenced-in yard at rear of the property
- Property includes adjacent 15,000 SF parcel that can be fenced in, greatly expanding existing fenced-in area and offering possibility of vehicle, equipment, and materials storage
- 1 ground-level roll up door



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LOCATION DETAILS



- Located just three minutes from I-10 via Grant Road
- Situated in well-maintained industrial park with active management
- Favorable industrial zoning (I-1)
- Industrial park is patrolled by proactive security company
- Desirable North Tucson location, property has been continuously occupied for fifteen years
- Established building surrounded by quality tenants



PROPERTY PHOTOS

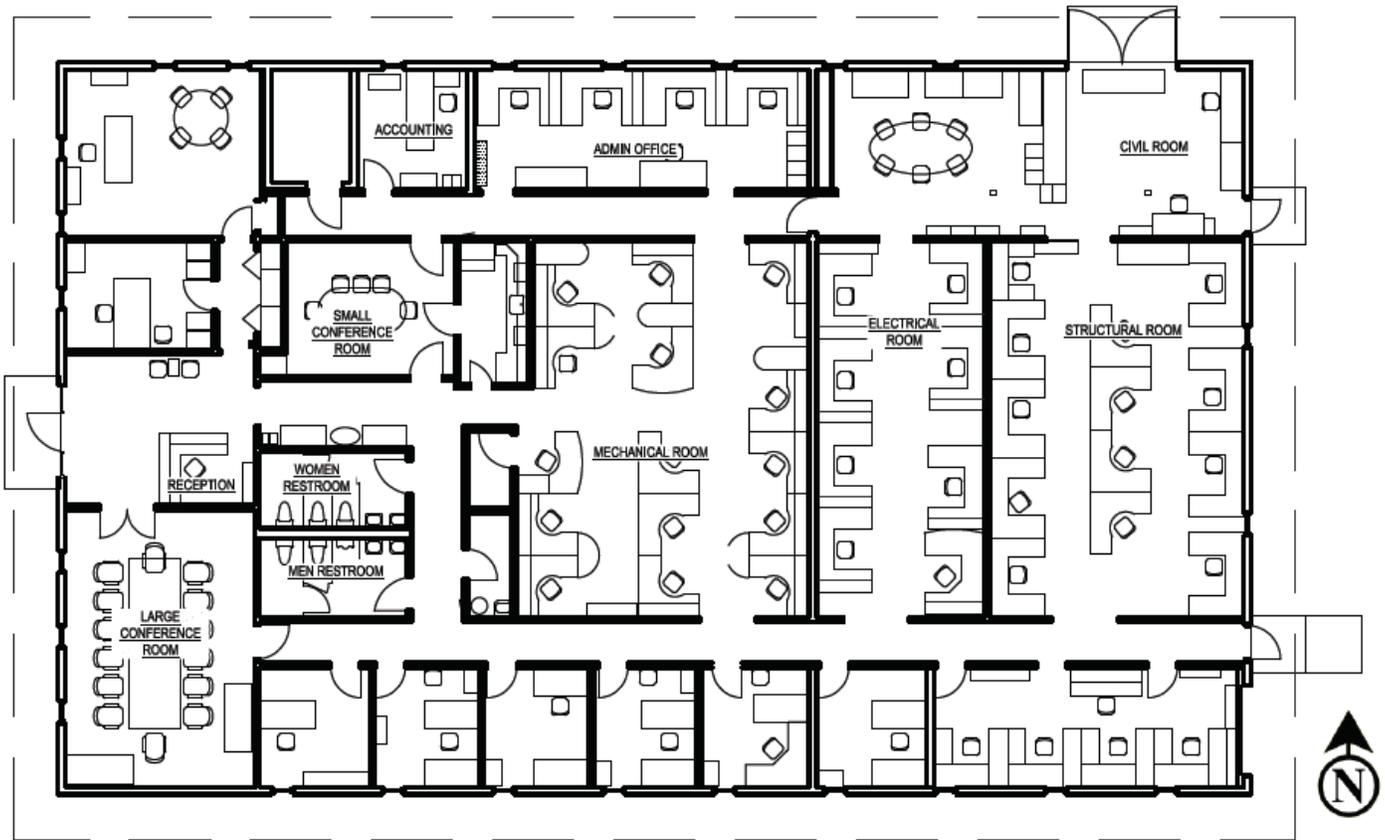


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FLOOR PLAN



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AERIAL MAP



SUBJECT



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AUSTAR HOLDINGS LLC

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