



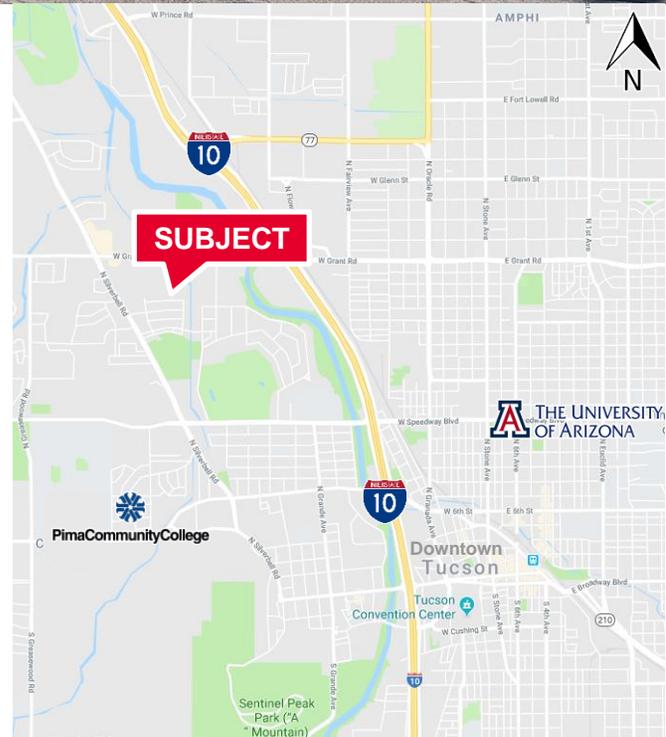
**9,000 SF Office/Warehouse**  
**Lease Rate: \$3,780/month (\$0.42/SF), NNN**

**Property Features**

- Close to Interstate 10
- Sprinklered
- Triple net charges estimated at \$1,400/month (±\$0.156/SF)
- Available August 2024.

**Property Details**

Available	Suite 103 – ±9,000 SF
Configuration	10% office; 90% warehouse
Zoning	I-1, City of Tucson
Loading	One (1) dock door
Clear Height	24'



**Robert Glaser, CCIM, SIOR**  
**Industrial Properties**  
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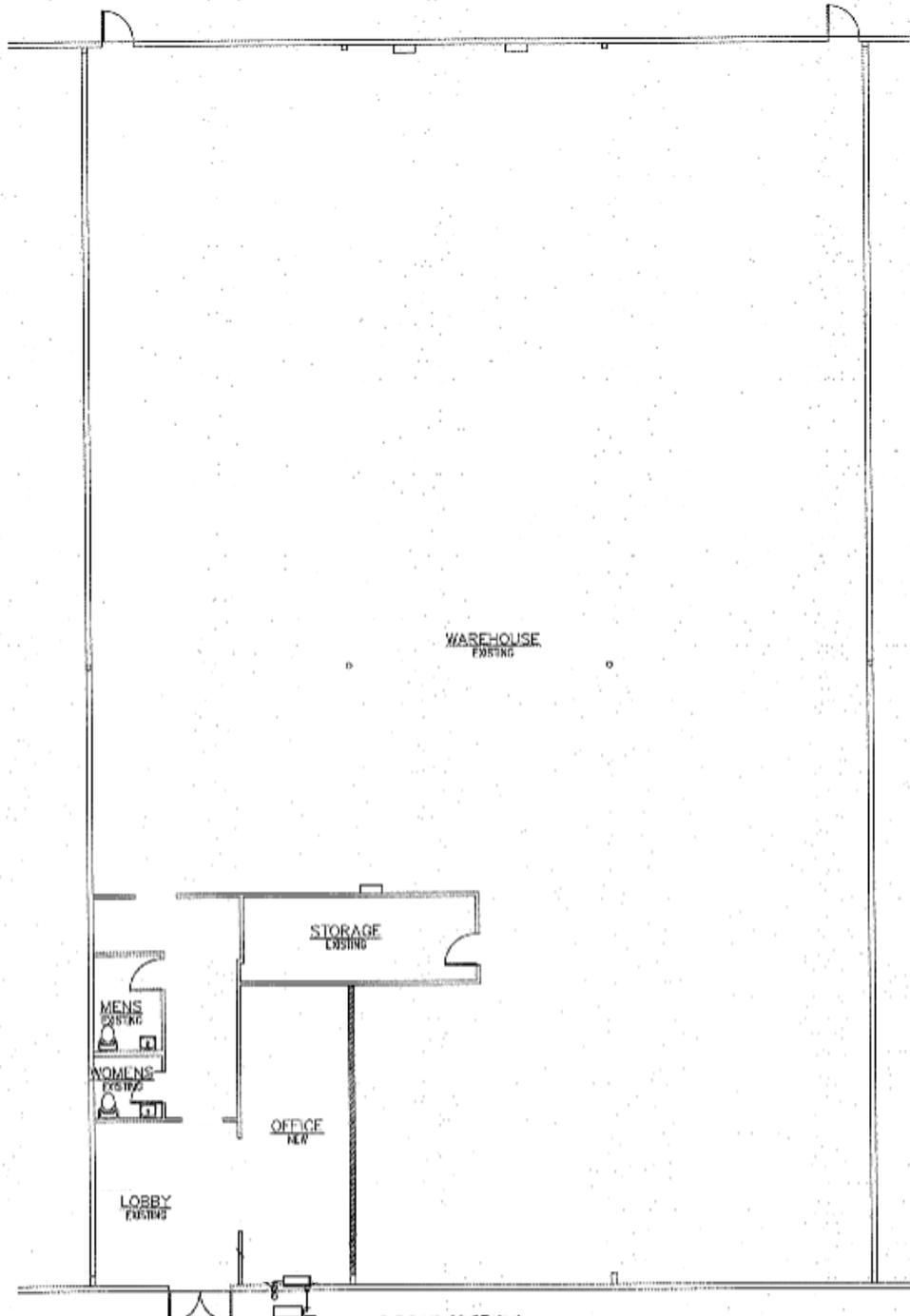
**PICOR Commercial Real Estate Services**  
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Floor Plan

Suite 103 – ±9,000 SF

**INDUSTRIAL**



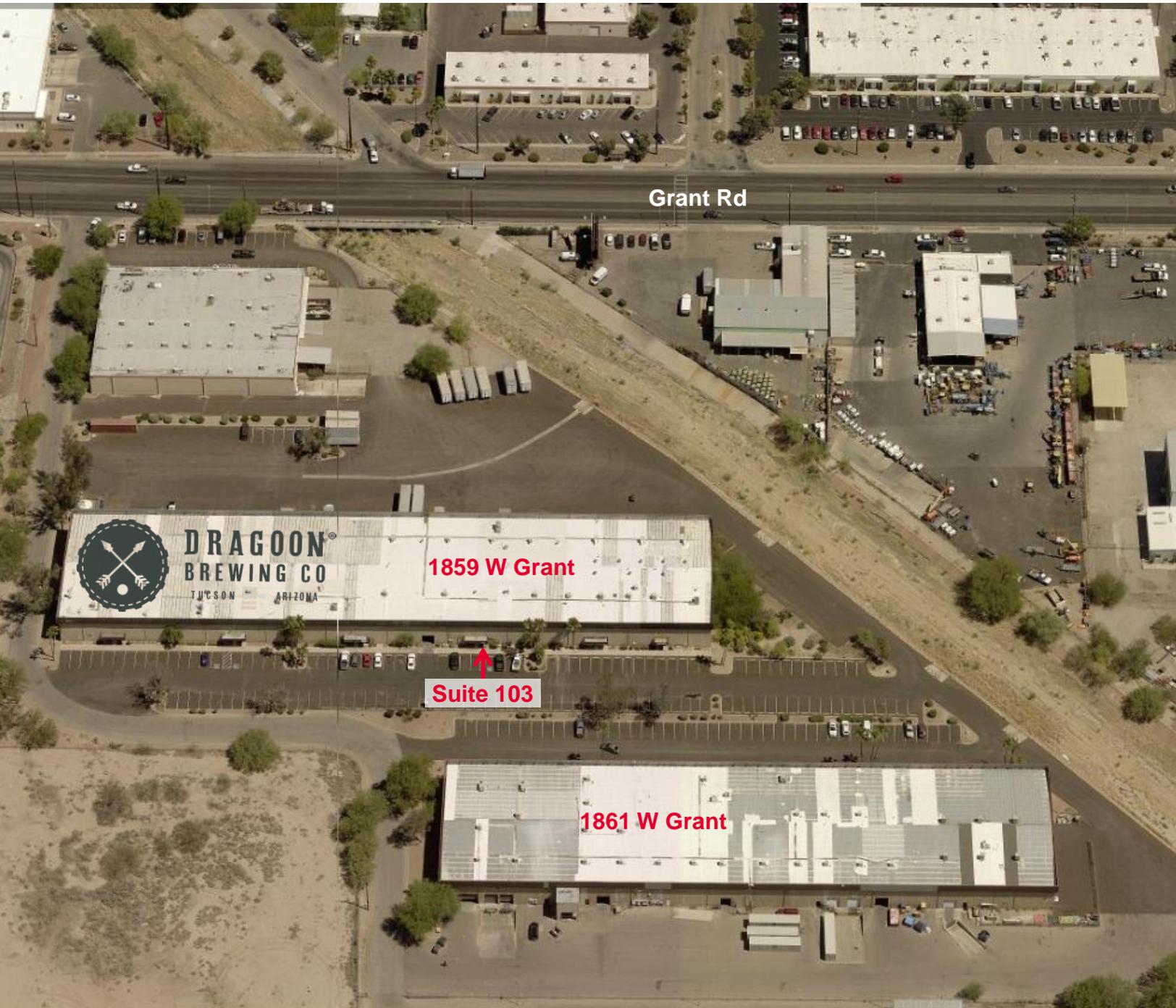
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Aerial View

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Aerial View

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