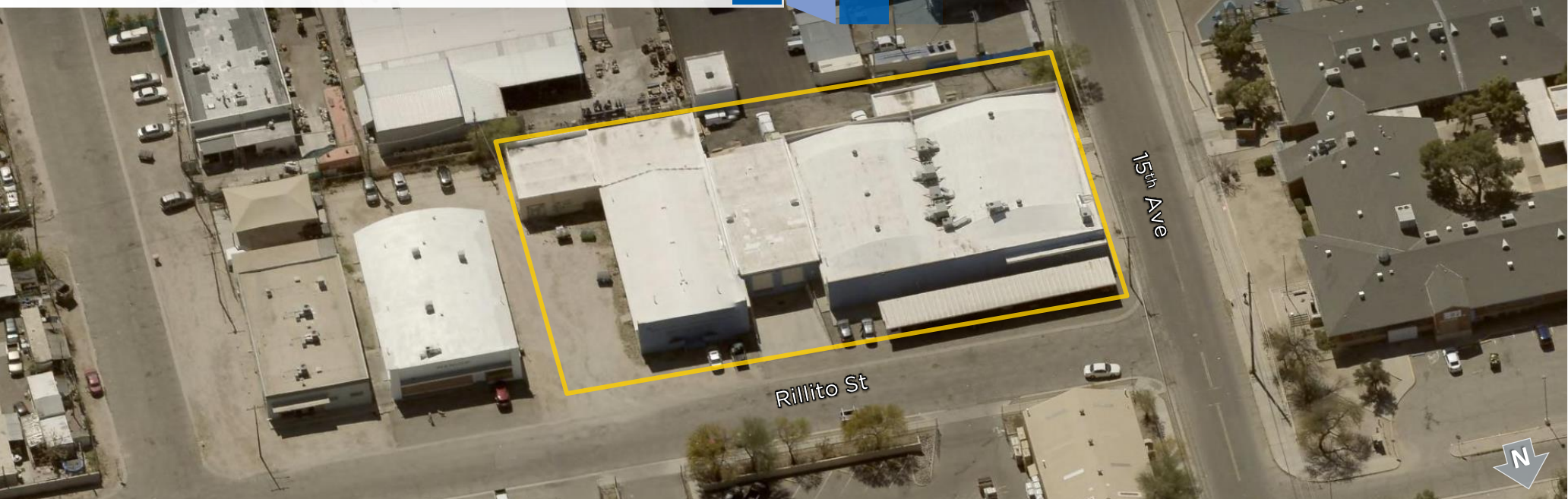




## SITE INFORMATION

|                     |                                                           |
|---------------------|-----------------------------------------------------------|
| Tax Parcel Nos.     | 115-15-1600, 115-15-1610                                  |
| Property Taxes      | Approx. \$20,000/Year                                     |
| Zoning              | I-1, City of Tucson                                       |
| Construction Year   | 1959, 1966                                                |
| Construction Type   | Masonry                                                   |
| Electric            | 800 Amps, 240/480V, 3-Phase                               |
| Gas                 | Yes                                                       |
| Evaporative Cooling | No                                                        |
| Sprinklers          | No                                                        |
| Clear Height        | 12 feet                                                   |
| Loading             | (2) 10' x 10' Truck Well Doors<br>(2) 8' x 8' Grade Level |

|                                  |                          |
|----------------------------------|--------------------------|
| Total Building                   | 25,200 SF                |
| Production/Office Area with HVAC | Approx. 16,000 SF        |
| Warehouse                        | Approx. 9,200 SF         |
| Lease Rate                       | \$0.55/SF/Month NNN      |
| Net Expenses                     | \$0.09/SF/Month          |
| Sale Price                       | \$1,800,000 (\$71.42/SF) |

- Sale price below replacement cost
- Located one mile from I-10
- Three miles from University of Arizona

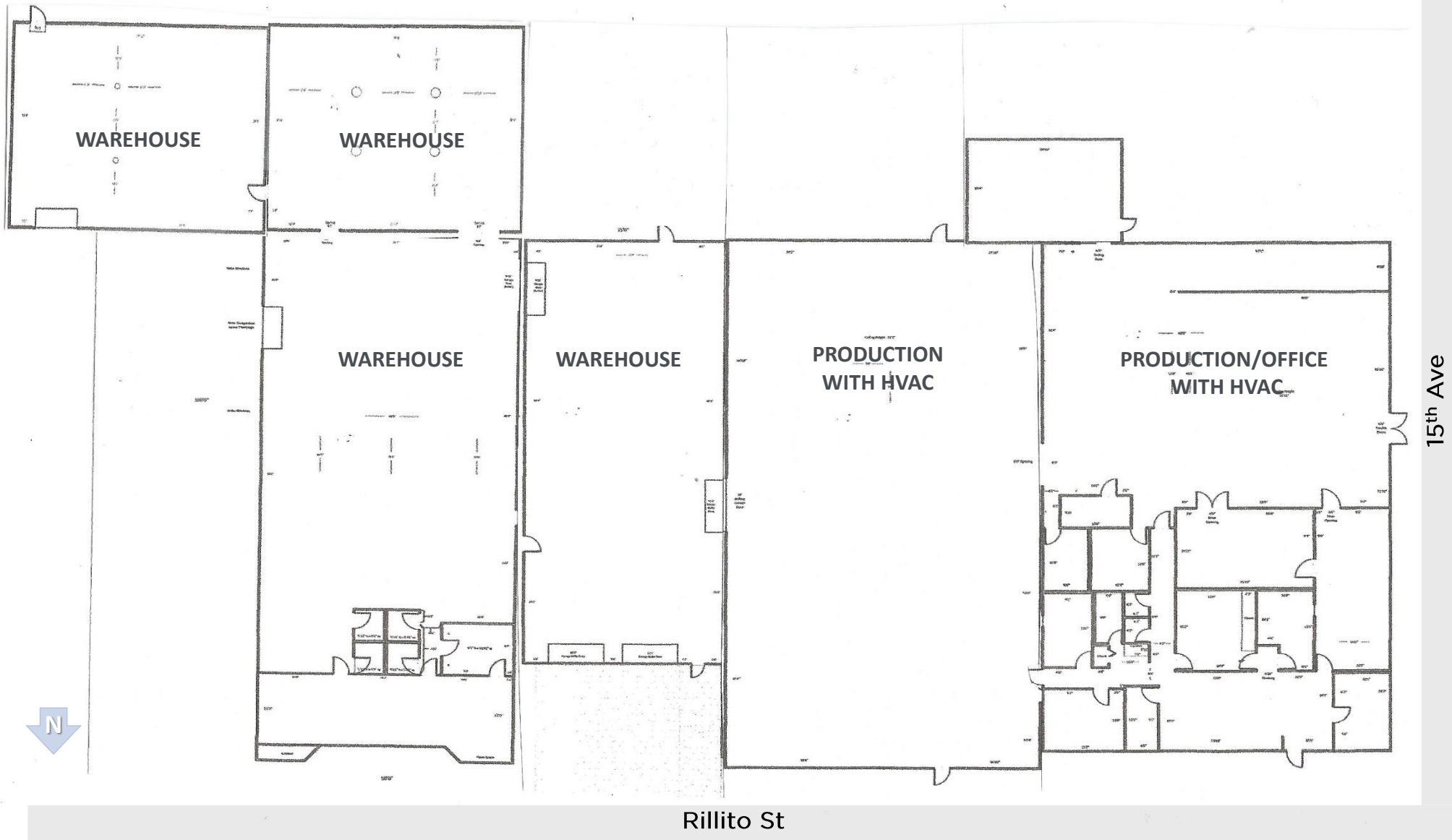
**Gary Emerson**  
[gemerson@grepartners.com](mailto:gemerson@grepartners.com)  
Cell (520) 603-9107

**GRE Partners LLC Commercial Real Estate**  
2900 E. Broadway Blvd. Suite 100-PMB 220  
Tucson, AZ 85716  
[www.grepartners.com](http://www.grepartners.com)



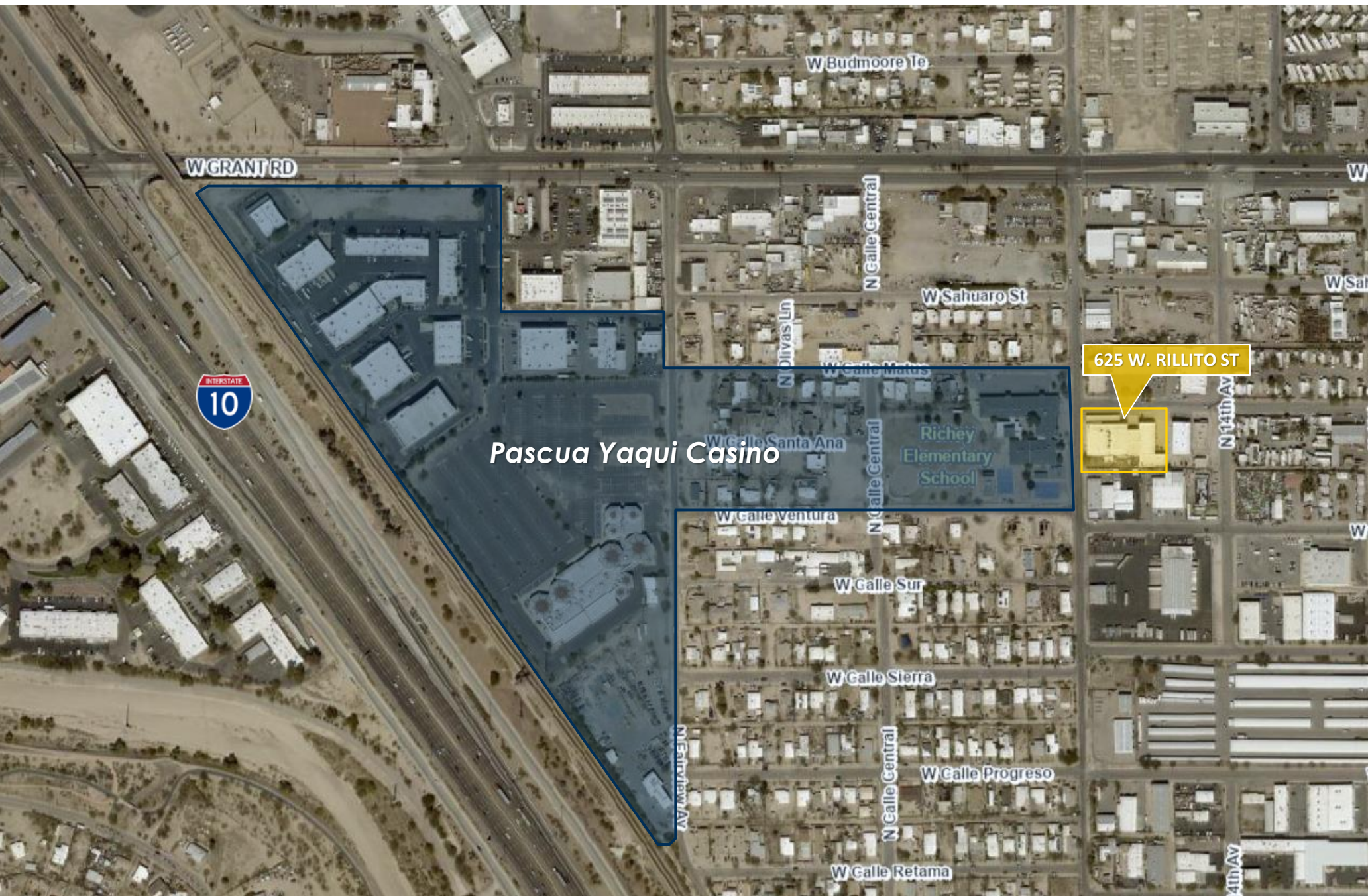
625 W. RILLITO STREET | TUCSON, ARIZONA

## Site Plan



625 W. RILLITO STREET | TUCSON, ARIZONA

Aerial



Gary Emerson  
gemerson@grepartners.com  
Cell (520) 603-9107

