



Flex Space and Shop Boxes Available
Lease Rate: \$0.85 - \$0.95/SF, MG

2430 W Ruthrauff – Shop Boxes

Suite	SF	Rent/SF	Rent/Mo.
134	680	\$0.85	\$578

2460 W Ruthrauff – Flex Space

Suite	SF	Rent/SF	Rent/Mo.	Notes
100-160	8,900	\$0.95	\$8,455	100% A/C Avail. Aug. 2023

Property Features

- Northwest location near the Interstate 10 on-ramp
- Grade loading for warehouse spaces
- Convenient for commuters to Tucson and surrounding areas



For more information, please contact:

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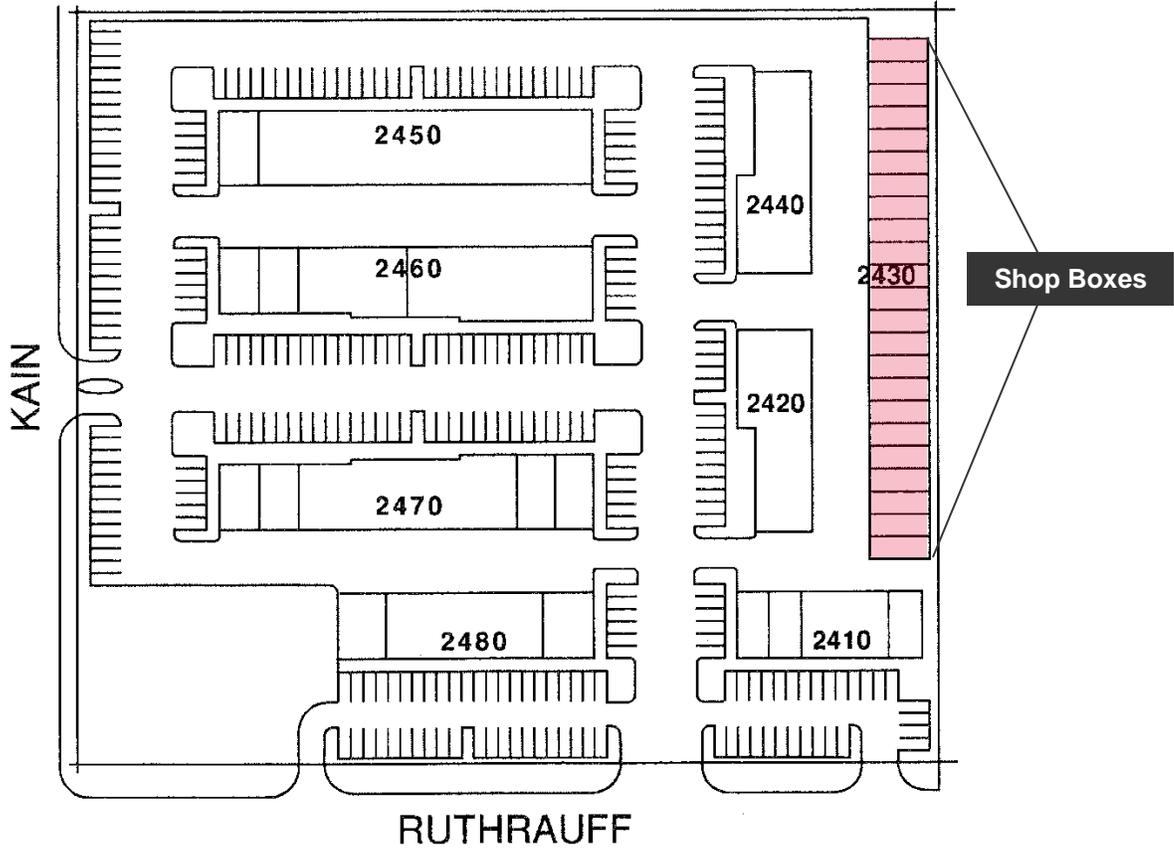
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Site Plan

INDUSTRIAL / FLEX



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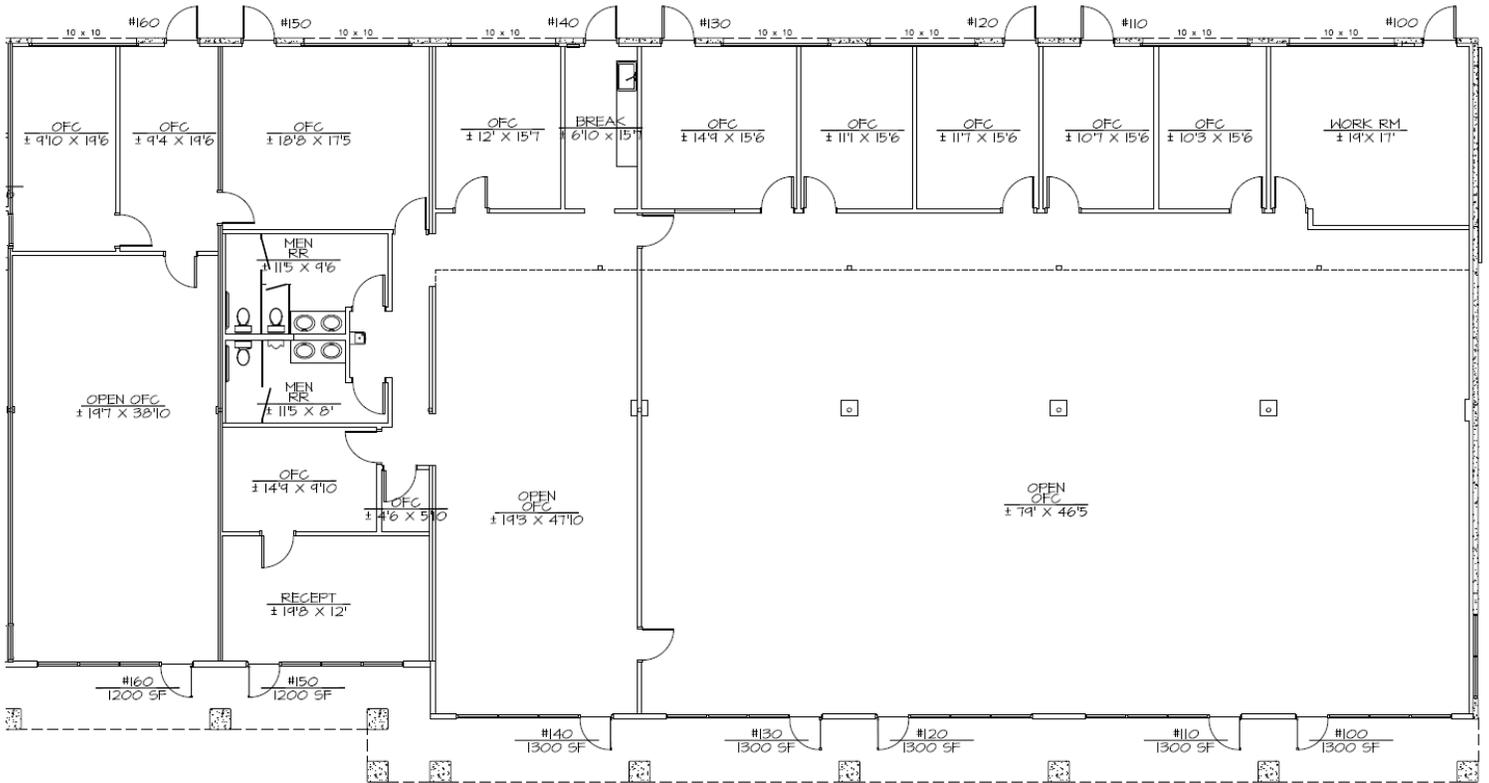
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Floor Plan

INDUSTRIAL / FLEX



2460 W Ruthrauff, Suite 100-160

Total Available: 8,900 SF

Lease Rate: \$0.95/SF MG

Configuration: 100% A/C office and open space/warehouse