

5374 N. Casa Grande Hy.
Tucson, AZ 85743

FOR Lease (\$1.15/SF/mt/NNN)
± 12,600 SF; Office/Warehouse

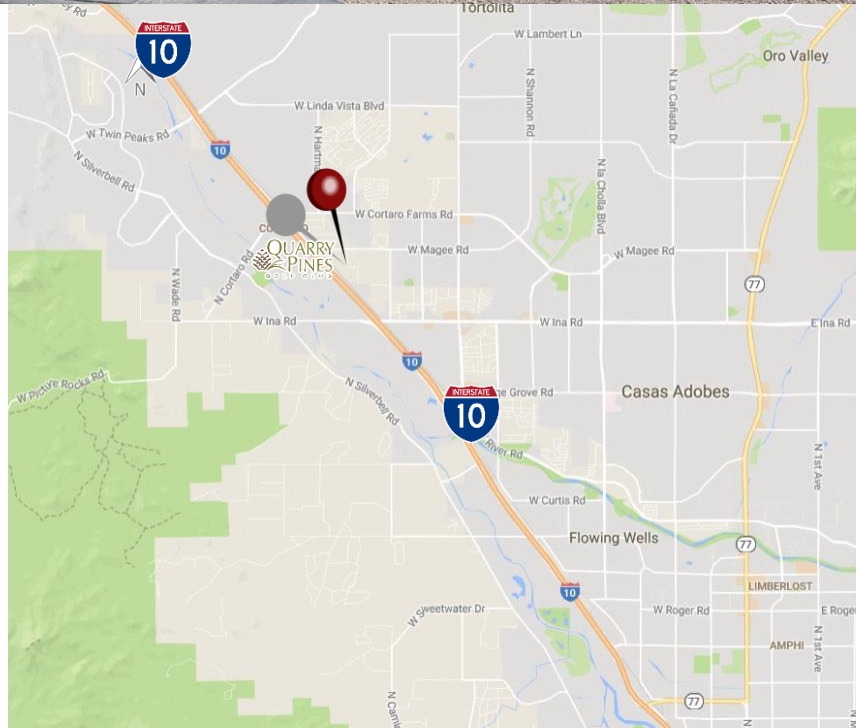


PROPERTY FEATURES

- Great I-10 Exposure
- Freeway access of Ruthrauff and I-10
- 2.87+/- plus acres of Land
- Concrete Tilt up construction (2019)

Details

Building Size	± 12,600 SF
Lot Size	2.87+/- Acres
NNN costs	\$0.23+/- per SF, per Month
Zoning	CB-2 Pima County
Utilities	Water- Tucson (1 inch line) Electric- TEP (800 amps, 3 phase) Sewer- Septic Fire Protection: Sprinkler
Additional land Lease	.57 acres, \$13,000 per year (included in rent)
Available	May, 2025



For more information, please contact:

Patrick Welchert, SIOR

Cell: (520) 360-9394

pwelchert@alphacommercial.net

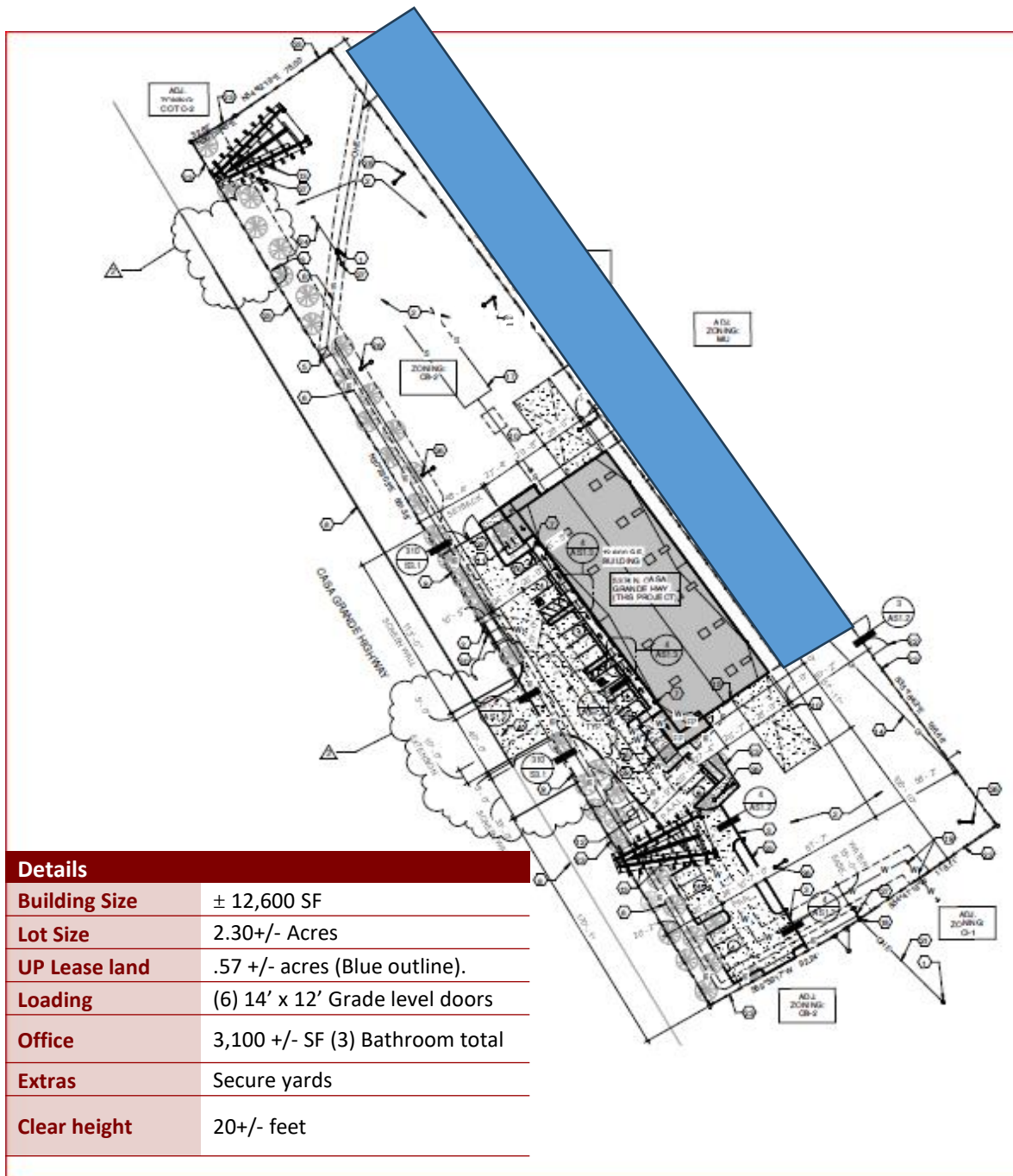
Alpha Commercial Real Estate Service
3661 W. El Moraga Place
Tucson, Arizona 85745

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Site Plan

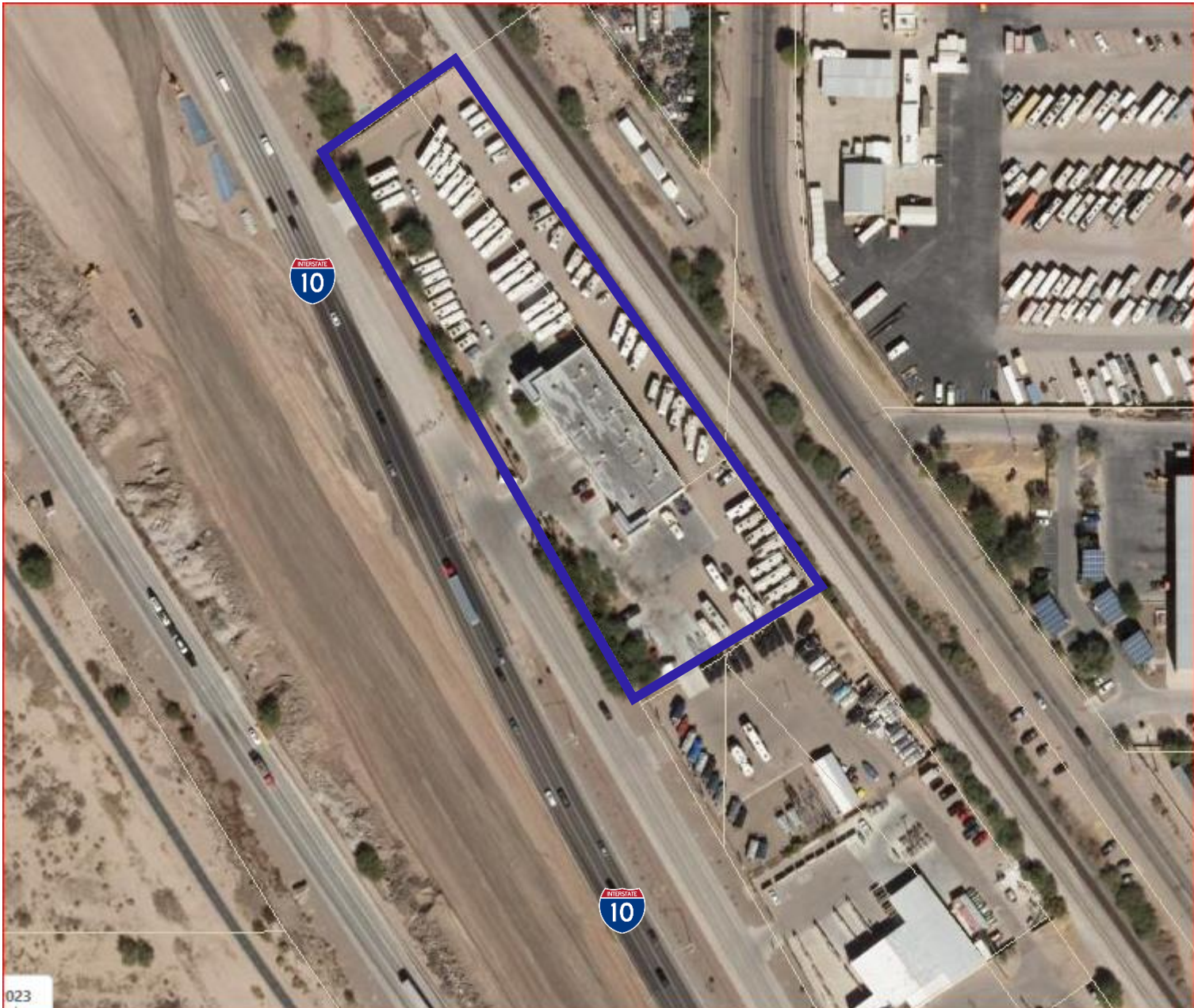


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Aerial

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ALPHA COMMERCIAL
REAL ESTATE SERVICE LLC

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The floorplan shows a rectangular office space divided into several rooms. At the top, there are three circular callouts labeled 2, 3, and 4. Along the top wall, there are three hexagonal callouts labeled 8, 7, and 6. On the left wall, there are three hexagonal callouts labeled 11, 5, and 10. On the bottom wall, there are three hexagonal callouts labeled 6, 7, and 8. The rooms and their dimensions are as follows:

- LOBBY** (120): Located at the top center, with a width of 8' - 5 1/4" and a height of 16' - 5 1/4".
- OFFICE** (116): Located to the right of the lobby, with a width of 11' - 9" and a height of 16' - 5 1/4".
- OFFICE** (118): Located to the right of the lobby, with a width of 11' - 9" and a height of 16' - 5 1/4".
- SERVER** (117): Located to the right of the office (118), with a width of 11' - 9" and a height of 16' - 5 1/4".
- RESTROOM** (123): Located to the left of the lobby, with a width of 2' - 6" and a height of 5' - 9".
- MEN'S** (121): Located to the left of the lobby, with a width of 2' - 6" and a height of 5' - 9".
- JAN** (124): Located to the left of the lobby, with a width of 2' - 6" and a height of 5' - 9".
- RESTROOM** (123): Located to the left of the lobby, with a width of 2' - 6" and a height of 5' - 9".
- MEN'S** (121): Located to the left of the lobby, with a width of 2' - 6" and a height of 5' - 9".
- JAN** (124): Located to the left of the lobby, with a width of 2' - 6" and a height of 5' - 9".

Other features include a **FIRE RISER** on the left wall, a **col** (column) at the bottom center, and a **col** (column) at the bottom right. The floorplan is labeled **North Office Floorplan** at the bottom.

The floor plan shows the second floor layout. Rooms include OFFICE 111, OFFICE 112, OFFICE 115, LOBBY 110, WOMEN'S 114, JANITOR 113, and a room labeled 116. Dimensions are provided for various sections: 12' - 4 1/4", 5' - 3", 12' - 4 1/4", 12' - 8", 2' - 6", and 15' - 2". A grid system is used with numbers 1 through 8 along the top and bottom, and letters A, B, and C along the left and right sides. Specific features like 'WT1', 'WT2', and 'COL' are also marked.

Office Size	± 3.100 SF per
Entrance	Two (North/South)
Bathrooms	3 ADA
Loading	(6) 14' x 12' per Side
Cooling Office	HVAC
Cooling Warehouse	Evaporative
Clear height	20+/- feet