

55,244 SQ. FEET for SALE or LEASE
R&D, Medical, Office or Data Center
5320 N. La Cholla, at River/La Cholla Intersection

Exclusively represented by

DAVE VOLK

dvolk@volkco.com

520.235.3000

Sale Price:

\$9,975,000

\$180.56/SF

Lease Rate:

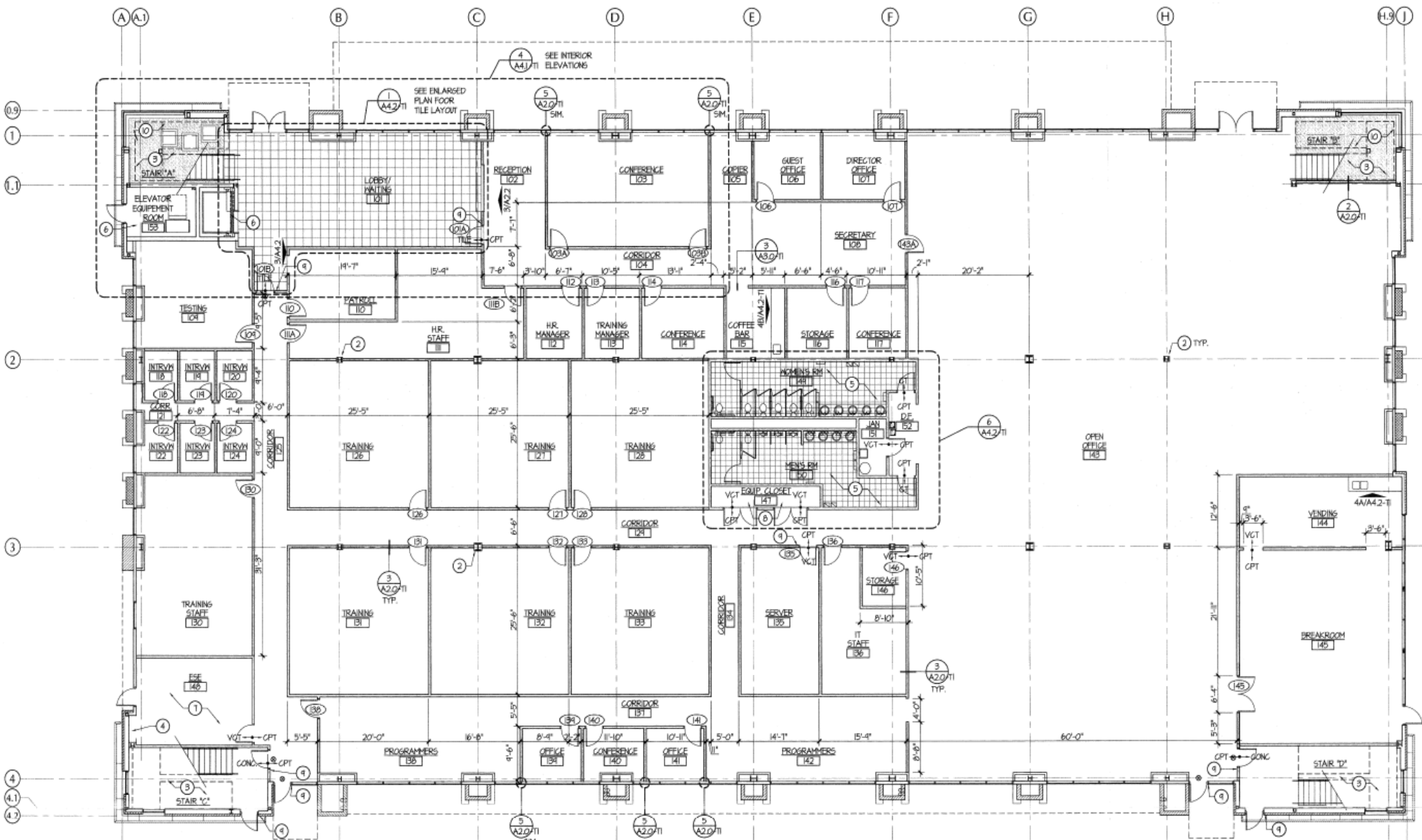
\$18.00 PSF NNN



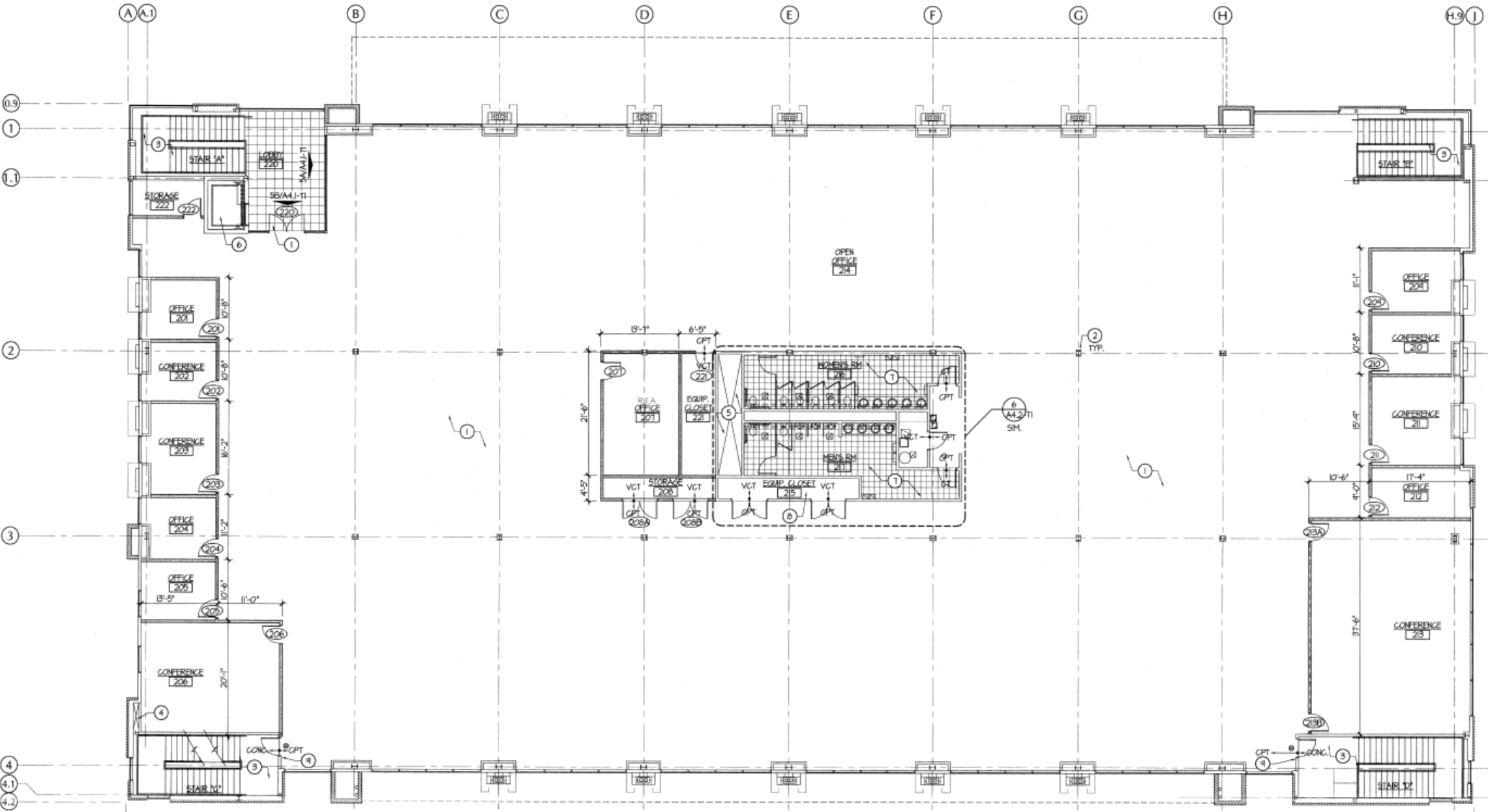
Building Size:	±55,244 SF* per assessor
Parcel Info:	±5.95 Acres* per assessor APN: 104-01-379K
Year Built:	2008 - Masonry Construction
Parking:	6.33 per 1,000 SF
Generator:	Caterpillar 3 Phase 480volt 752 Amp.
Power:	2,000 amp, 480v/3PH service
Zoning:	SP-Specific Plan - Includes CB-2 uses

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.





1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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Caterpillar C15 Diesel Genset



CATERPILLAR
 STATIONARY ENGINE GENERATOR ASSEMBLY

MADE IN MEXICO

C UL US LISTED
 29NN
 FILE AU3508

Engine Model C15 Year 2008

625 kVA 500 kW 0.8 COS ϕ 60 Hertz
 Prime X Standby Continuous

Generator Data
 Generator Data Description

3 Phase ~ 12 Wire
 X Wye Delta
 X Series Parallel

Generator 480 Volts 752 Amps
 Sub-Transient X'D .1153 Per Unit .0425 Ohms
 Transient X'D .166 Per Unit .061 Ohms

Excitation 37 Volts 3.7 Amps
 61F Frame 1800 Rev/Min

Maximum Temperature Rise 130 °C By Resistance
 40 °C Ambient 1000 Meters Altitude
 Class H Insulation

Enclosure Type:

Include Serial Number and Generator Part Number from generator serial number plate when ordering parts and in correspondence.

Gen S/N : G6B13611 ESO: DGCTD
 Manufactured In: GRIFFIN, GA

118-8452 2

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Zoning:

SP – Specific Plan - includes CB-2 uses, from heavy retail/entertainment to medical and office.

The zoning and excess land may provide the possibility for conversion to Data Center, Storage R&D, Congregate Care, Rehabilitation and Civic Assembly uses.

Amenities:

Hotel, Daycare, Banking and 11 Restaurants all within walking distance.

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Phoenix/Mesa (90 Minutes/95 miles)
Casa Grande (60 minutes, 65 miles)

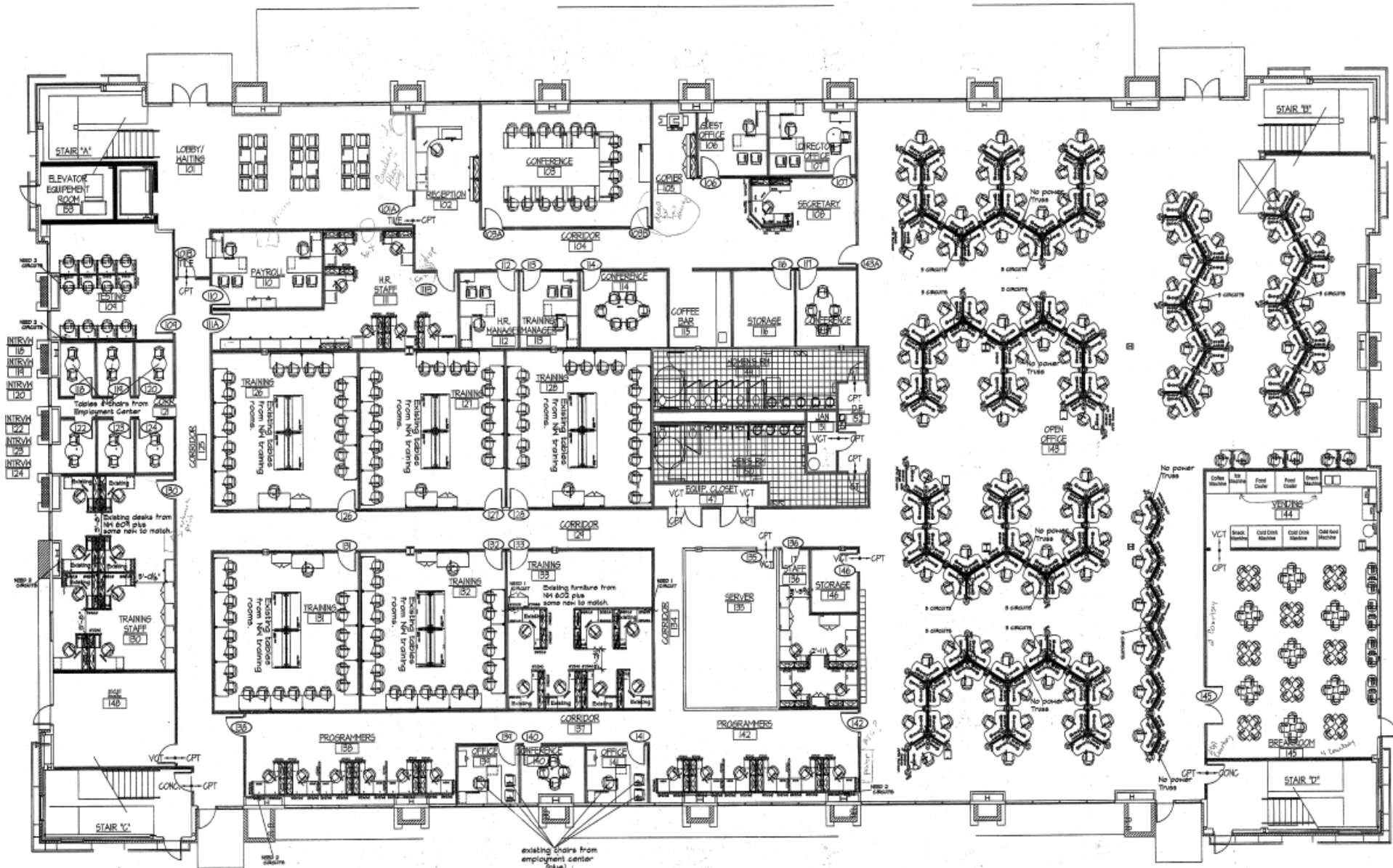
Interstate 10
1.6 miles

Northwest Medical
Center 1.6 miles

SUBJECT

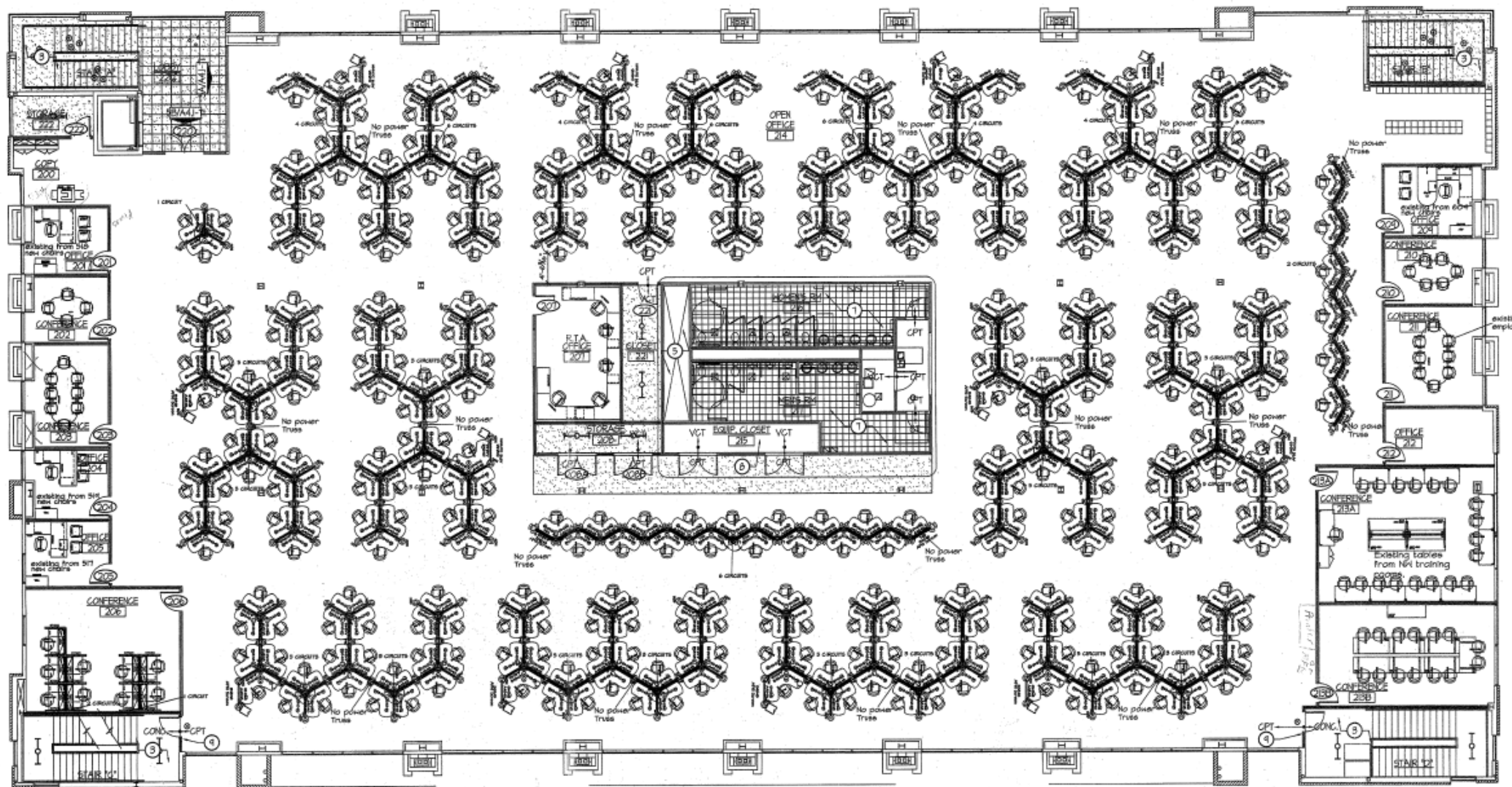
TUCSON
ARIZONA

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First Floor with cubicles

*Total: 126 call seats
and 4 manager stations*



Second Floor with cubicles

*Total: 357 call seats
and 12 manager stations*