



24,322 sf (Includes Mezzanine)

Lease Rate: \$14,187.83 (\$0.58)/SF Per Month NNN

Property Highlights

- Open floor plan
- Layout configuration ideal for warehouse/showroom
- Adjacent to University & Downtown
- Minutes from I-10
- PV Solar Virtually Eliminates Electric Utility Expense
- All Masonry Construction
- Great Signage Visibility

Property Description

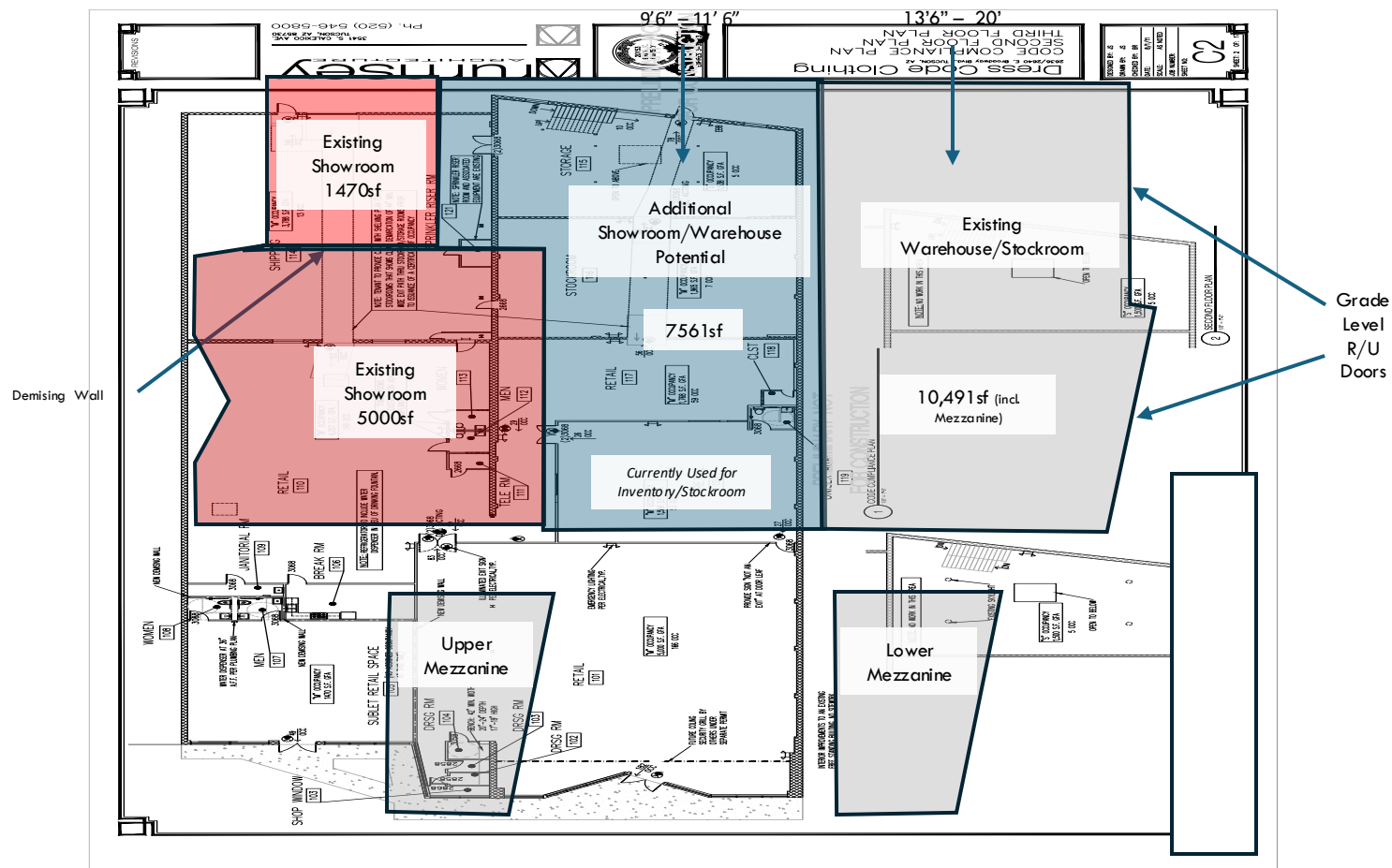
This all-masonry building was built with a showroom/warehouse concept in mind. Current 5000sf showroom could expand by up to 3000sf with removal of demising walls. Warehouse features two grade level roll up doors, 20' clear height + 3000sf mezzanine offers robust inventory/stockroom.

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Details

Available SF	24,322 SF
Ceiling Height	10' – 20'
Loading	2 x 8' Grade Level
Power	2 x 200amp Single Ph
HVAC	All Electric HVAC
PV Solar	40 KW System
Construction	Masonry
Year Built	1958
Lot Size	28,706sf
Zoning	C-1
Possession	90 Days
Property Taxes	\$0.08 ft/Mo
NNN Est:	\$.014 /ft/Mo

As Built
2636-2640 East Broadway Blvd Tucson, Arizona 85716





Subject

Sol Block

Not Available

Parking

**Additional
Parking**