



FOR LEASE

2019 E. 17th STREET
TUCSON, ARIZONA

Warehouse/Office/Yard (I-1 Zoning)

Central S. Campbell Industrial Corridor

Lease Rate:
\$7400/mo
Modified gross



Available	±9000 SF Total (±4500 Office x ±4500 Warehouse)
Zoning	I-1 Industrial
Power	200 Amp Single Phase*
Office/Showroom/ Workshop	±4500 SF A/C Climate controlled office; Current buildout is 14 offices, 3 bathrooms, large reception area, kitchen, and secure vault. Office space can easily be modified for showroom or workshop/light manufacturing area.
Warehouse	±4500; Extremely functional warehouse; Evaporative Cooling & Gas Heat; New, upgraded insulation throughout; 14-16' ceilings; (1) Grade Level Dock Door
Parking/Yard	18 Marked Street Parking Plus ±6000 SF Secured Yard
Notes	* Landlord has proposal to upgrade to 600 amp 3-phase power (if necessary)

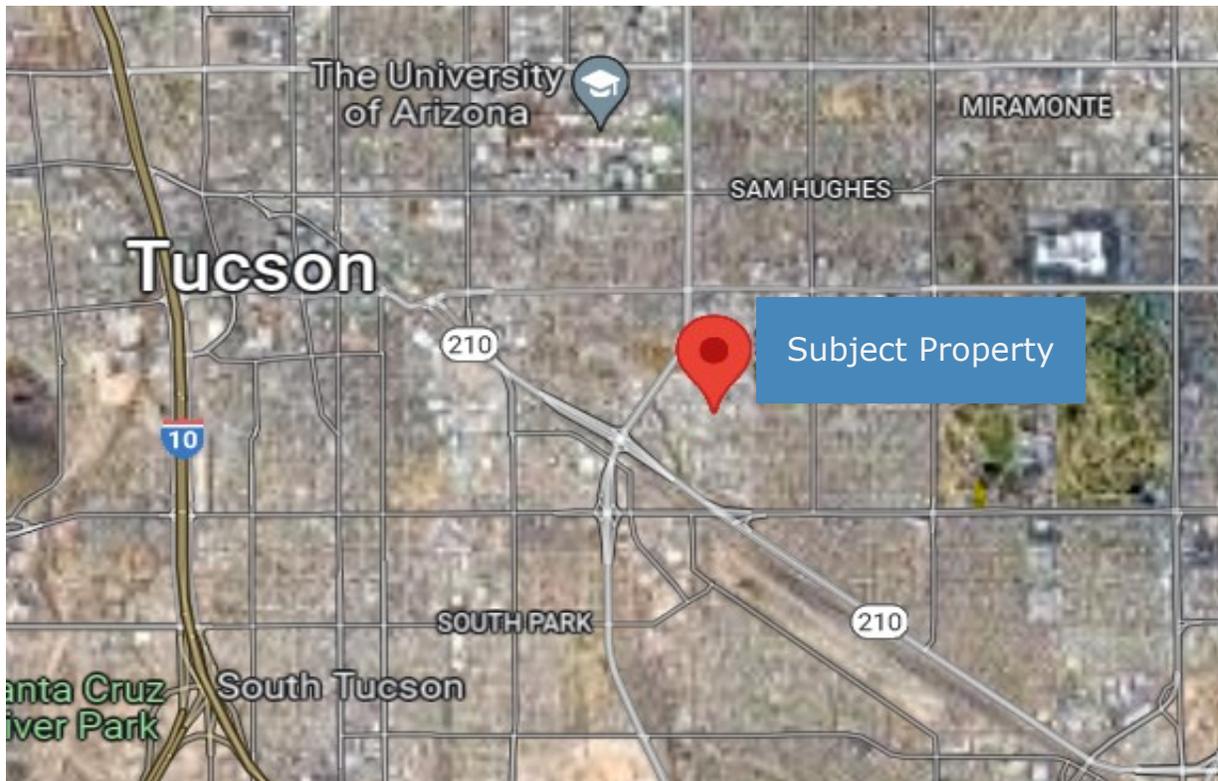
Mantra Real Estate Holdings, LLC
503 E. 9th Street
Tucson, Arizona 85705
(520) 334-1878



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Rare, central location with excellent freeway access

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