

SPACE AVAILABLE

RETAIL/OFFICE/WAREHOUSE

999 Fry Boulevard, Sierra Vista, Arizona



Property Address:

999 Fry Boulevard located at the at the intersection of Fry Boulevard and 7th Street, one mile from the main gate of Fort Huachuca in the center of Sierra Vista's primary business district.

Property Description:

The property provides a mix use product including retail frontage, secondary retail/office space, and warehouse/office space accessible with roll up doors and rear yards if desired.

Space Available

| | | | | | |
|-----------|------------|-----------|----------|-----------|------------|
| Suite 201 | - 1,000 sf | Suite 216 | - 750 sf | Suite 313 | - 1,200 sf |
| Suite 208 | - 750 sf | Suite 218 | - 750 sf | Suite 316 | - 1,200 sf |
| | | Suite 221 | - 750 sf | | |

Rental Rates:

Starting at **\$8.85** per sq.ft. per year

CAM Fees:

Water, sewer and trash \$.75/sf/yr per suite (Buildings 200 and 300 only)

RE Taxes & Insurance:

RE Taxes/Insurance/CAM Charges \$1.99 /sq.ft./yr (front 100 Building only)

Utilities:

Gas and Electric are metered separately and paid for by Tenant.

Zoning:

General Commercial (City of Sierra Vista)

Cooling & Heating:

Office - HVAC Warehouse - Evaporative cooled

Property Highlights:

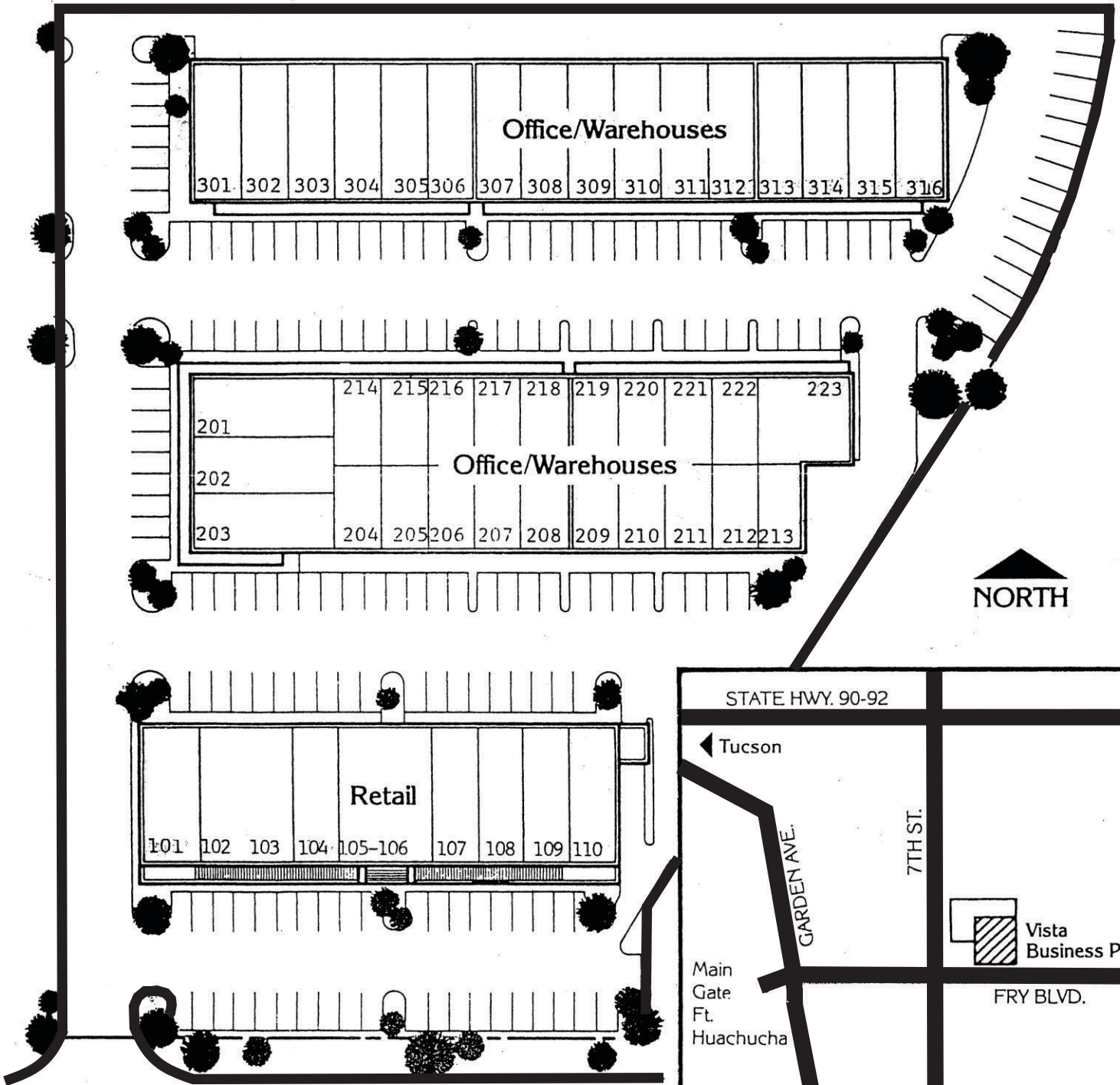
- » Quality construction
- » Superb location to serve market
- » Excellent ingress/egress
- » Great flex office space
- » 14' high warehouses
- » Fenced wareyard available

For More Information Contact

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Fry Boulevard

