

2005 W. Ruthrauff, suite 151  
 PIMA COUNTY, AZ 85745  
 FOR SUBLEASE (Thru 8/31/2027)  
 ± 6,000 SF Commercial Building



## Retail Exposure

Details	
Available	6,000 ± sq ft (June 1, 2025)
Lease Rate	\$1.06 per SF /Mt (NNN)
NNN	\$0.21+/- per SF/Mt
Loading	2 Grade Level (10' x 10')
Clear Height	14± feet
Restrooms	3
Zoning	MU (Pima County)
Cooling	AC
Sprinklers	yes
Lease Term	Possible 3 to 5 years



For more information, please contact:  
 Patrick Welchert, SIOR  
 Cell: (520) 360-9394  
[pwelchert@alphacommercial.net](mailto:pwelchert@alphacommercial.net)

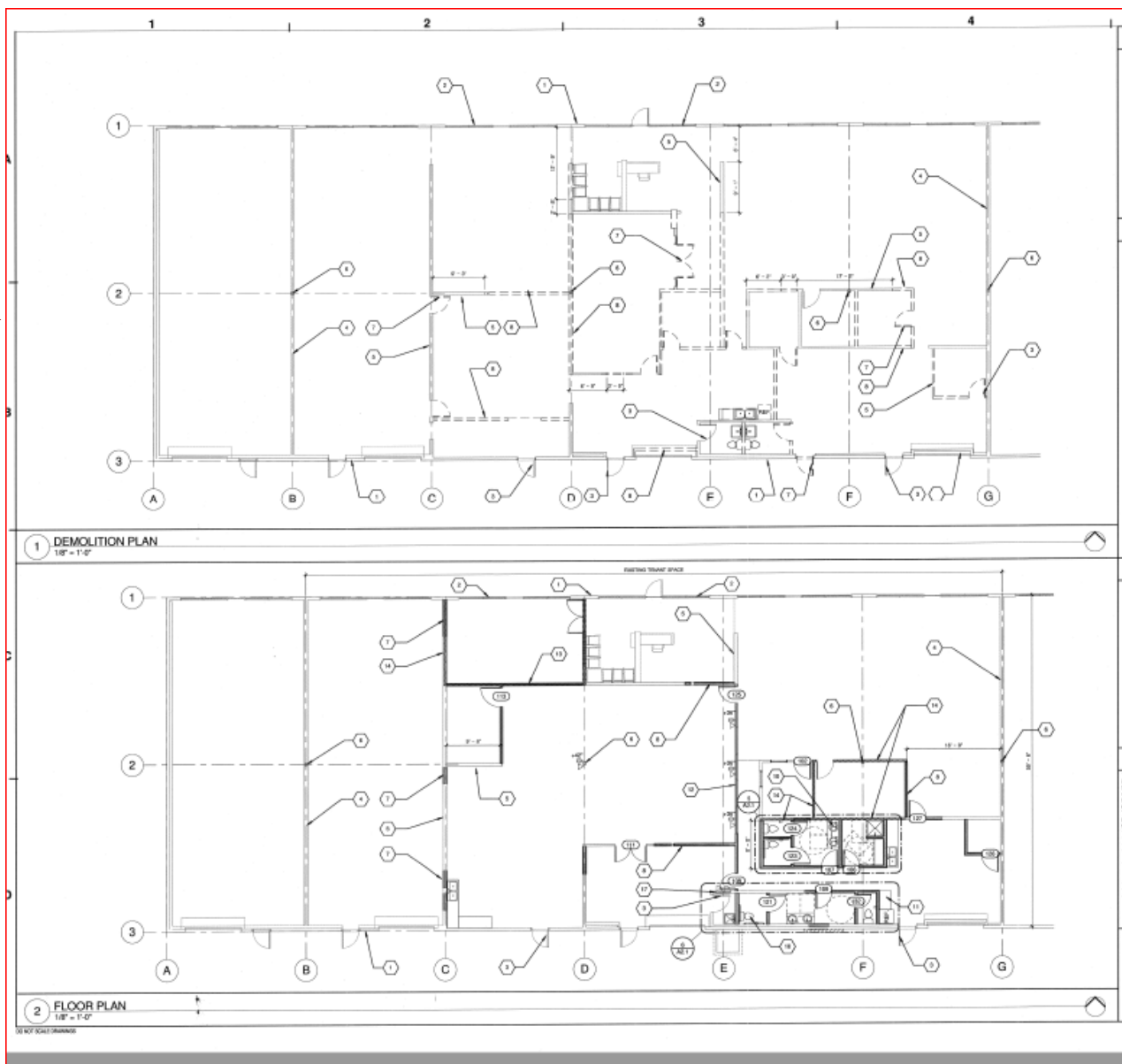
**Alpha Commercial Real Estate Service**  
 3661 W. El Moraga Place  
 Tucson, Arizona 85745

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± 6,000 SF Industrial Building

FLOOR  
PLAN





ALPHA COMMERCIAL  
REAL ESTATE SERVICE LLC

# North West Plaza

± 6,000 SF Industrial Building

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