

For Lease-Campbell Landing

10,000 Square Foot Industrial Buildings
2701 East Wieding Road Tucson, Arizona 85706



Suite Sizes:	10,000 square foot industrial building with secured paved yard space.
Lot Size:	Approximately 46,414 square feet 1.07 acres. (Assessor's records)
Description:	Approximately 1,405 square feet of office space with four restrooms per suite (Assessor's records). Buildings have 24' eave height, sprinklered, HVAC Office, janitorial sink, evaporative warehouse, septic tank systems, underground storm water storage system and each suite has four 14'w X 16'h rollup doors. Steel security roll up doors. Storage on Mezzanine.
Electrical:	1600 amp 277/480 three phase distribution box with two meter bases.
Lease Rate:	\$1.16/square foot per month plus rental sales taxes currently 3.1%, City & State of Arizona. Base Rent \$11,563.81/month with 3% annual increases.
Occupancy	Estimated within two weeks from executed lease.
Type of Lease:	Triple Net, Tenant pays utilities, and triple net charges \$2.288/Foot/Month \$2,880.00. Includes Property taxes at \$.1488/foot/month.
Tax Code:	140-27-0850 Current Taxes \$.1488/foot/month in NNN
Zoning:	I-1, City of Tucson Light Industrial
Parking:	1:909 square feet
Dean P. Cotlow (520) 24 1-0180 Cotlow@cotlow.com Chase C. Cotlow (520) 241-1082 chase@cotlow.com	

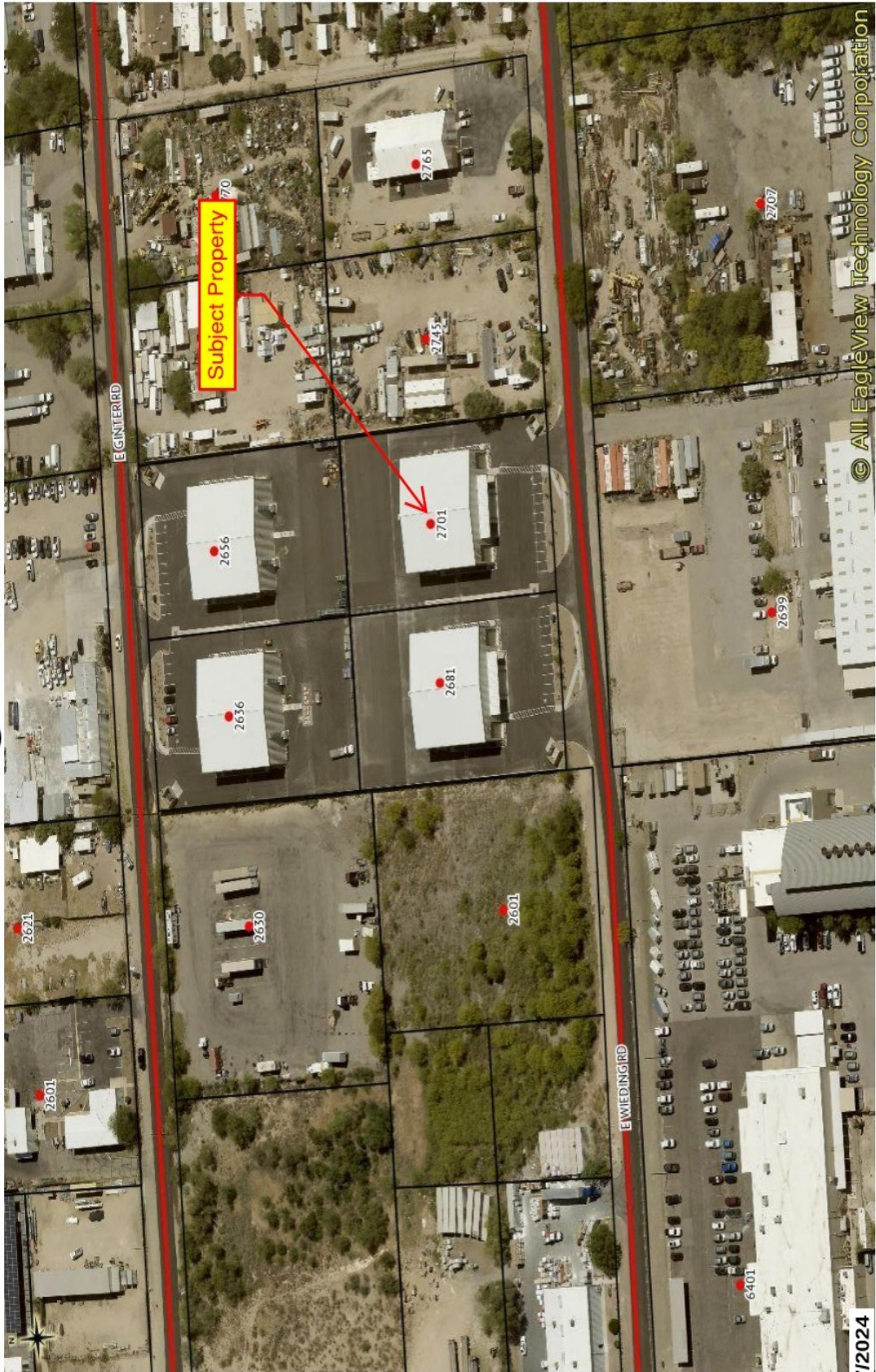
3832 East Kleindale Road Tucson, Arizona 85716 (US)
(520) 881-8180 (Direct) (800) 831-4090 (Toll Free)
Dean P. Cotlow President/Designated Broker Licensed in the State of Arizona (BR011464000)
www.cotlow.com (Web Site)



It's simple. We get it done.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, or representation about it. It is submitted to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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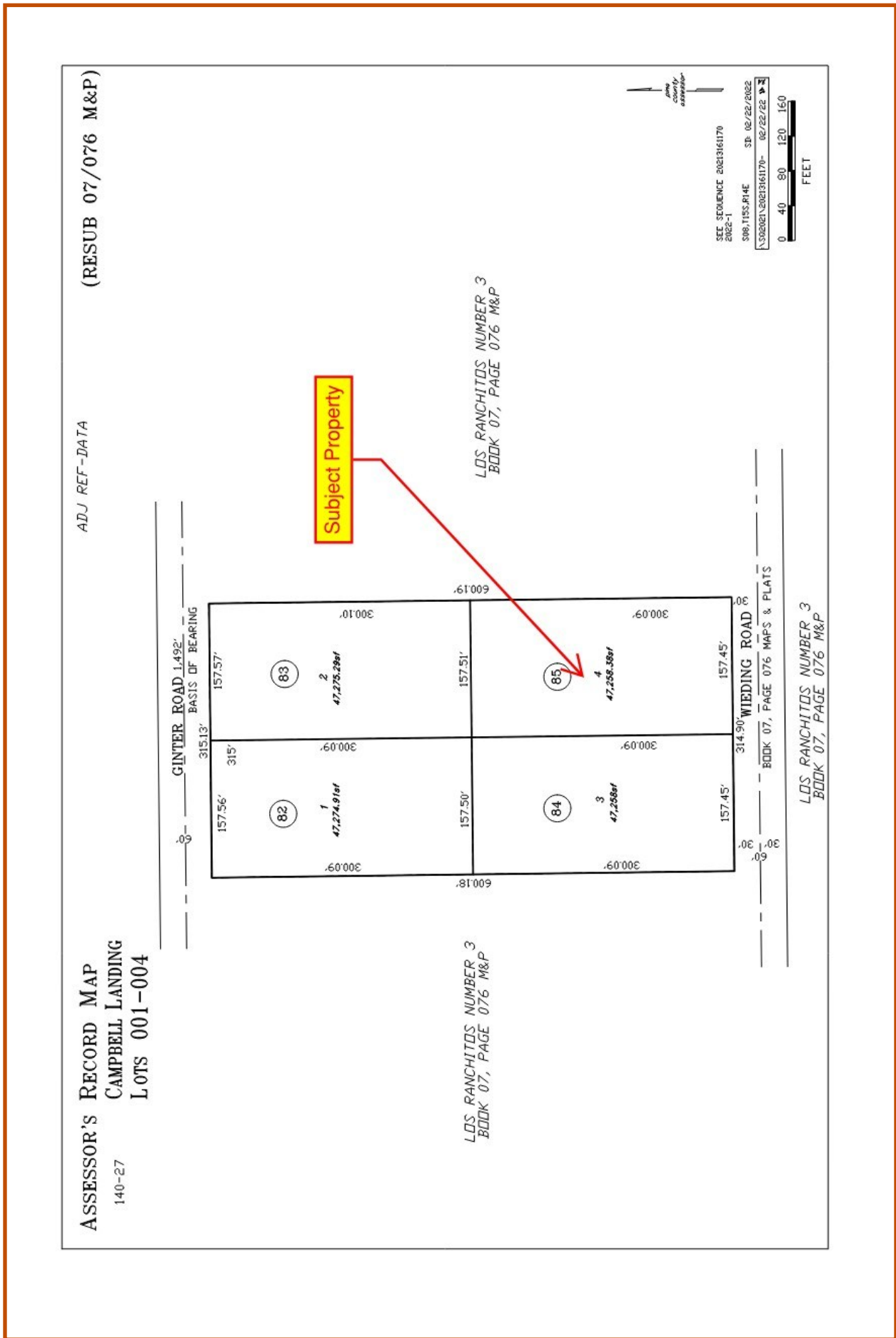
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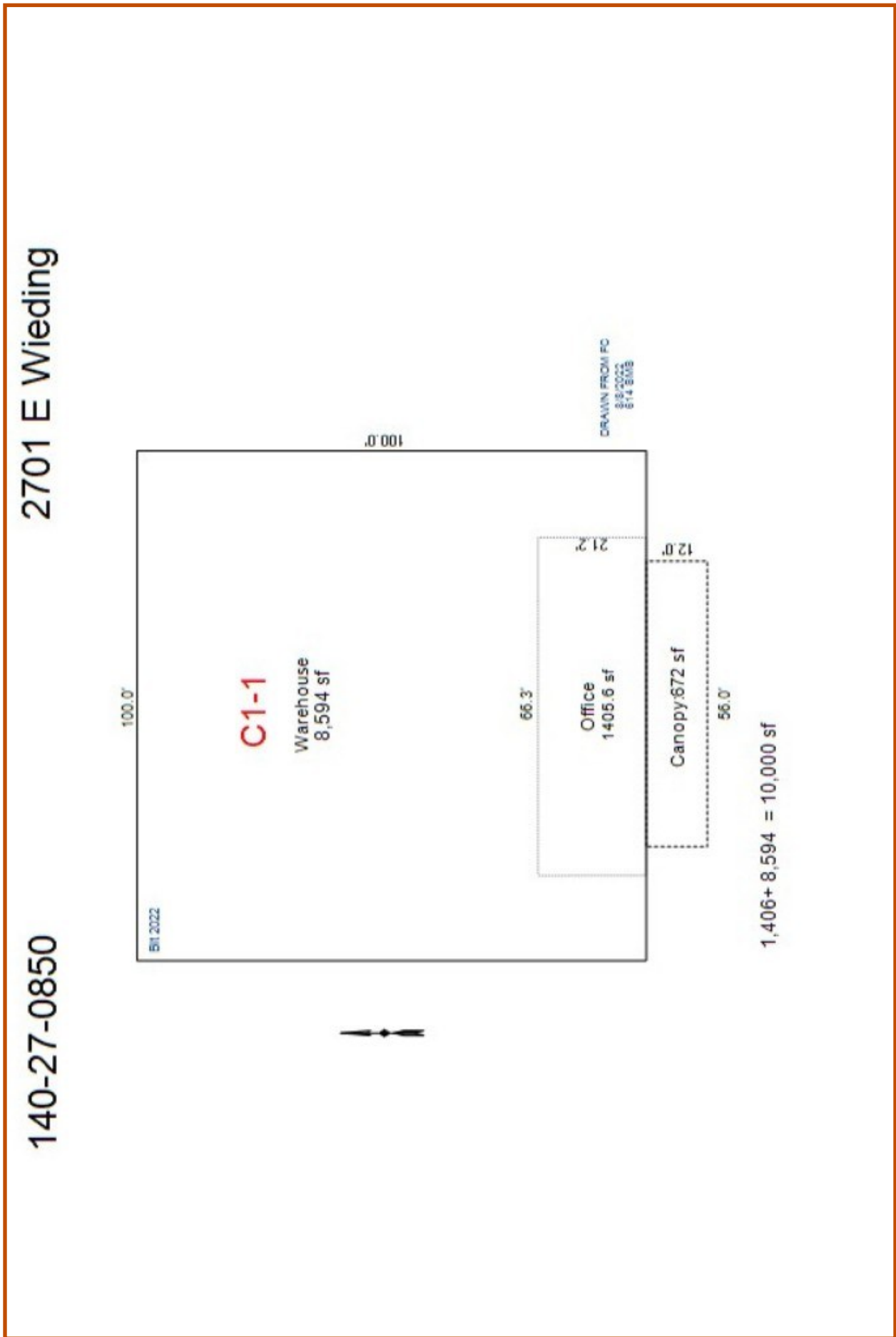
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AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

SECTION 1- DISCLOSURE

PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing with all parties.

A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing.

A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.

LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties. The Broker shall be obligated at all times to deal honestly and fairly with all parties.

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