

INDUSTRIAL BUILDING FOR LEASE

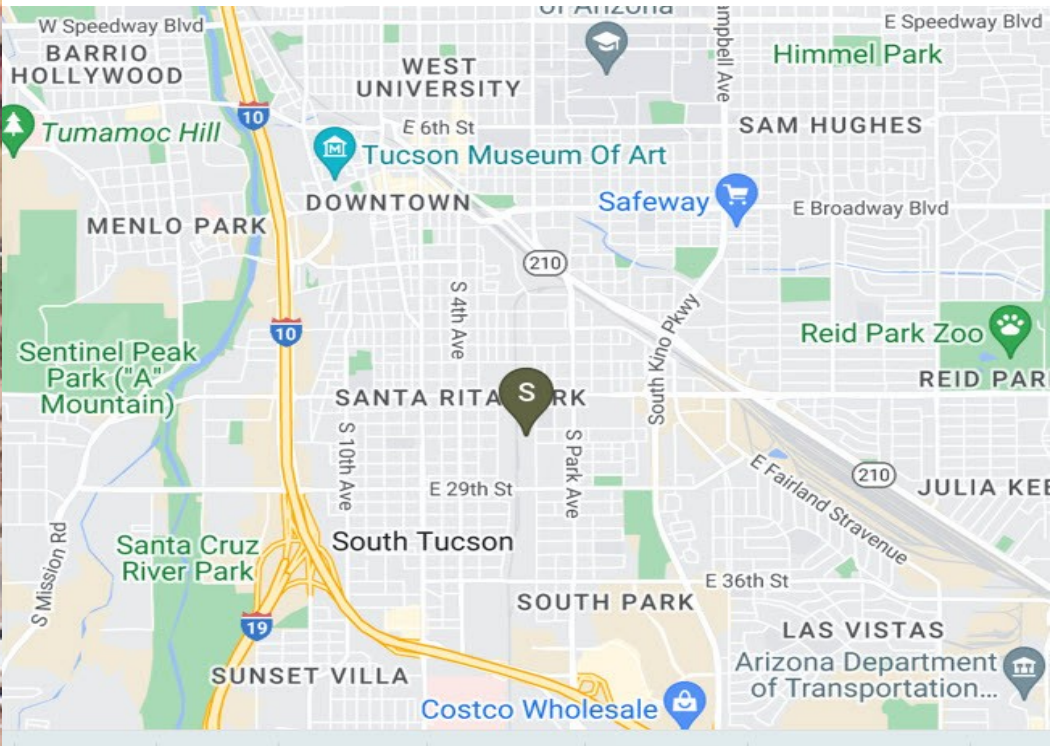
602 East 24th Street, Tucson, AZ 85713



Contact

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PROPERTY DETAILS

- Leasable Area: 16,000 SF
- Office Area: 2,698 SF (16.9%)
- Warehouse Area: 13,303 SF
- Office Renovation: TI upgraded to tenant specification
- Mezzanine: Reinforced storage over office area
- Clear Height: 22'
- Grade Doors: 3 (14' x 12') & 1 (12' x 10')
- Loading Dock: 1, proposed
- Power: 1200 amps/480 volt, 3-phase (In-progress)
- Restrooms: 3
- Construction: Tilt-Concrete
- Covered Area: Approximately 4,000 SF (Sprinklered)
- Yard: Shared Secured Fence



SITE DETAILS

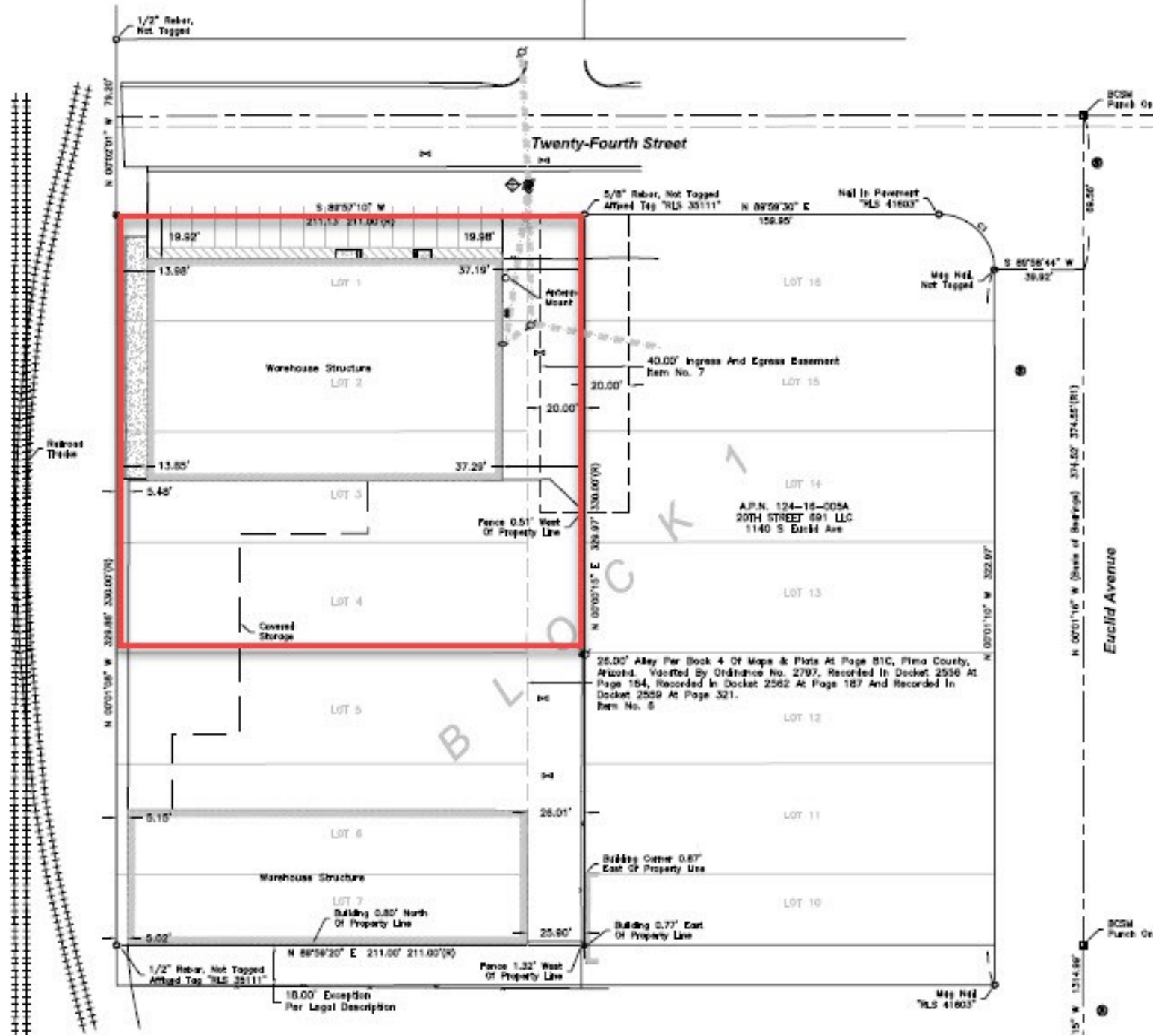
- Land Area: 69,630 SF (Shared with south building)
- Coverage: 38.5% (Overall)
- Zoning: I-1 Light Manufacturing
- Flood Plain: Panel 04019C2279L/ X-Unshaded
- Parcel Number: 124-16-001A (Portion)
- Access: 24th Street/Average
- Grade: Above Street
- Configuration: Rectangle with 200' of frontage
- Topography: Level, sloping to the north and east
- Utilities: All Available



OFFERING

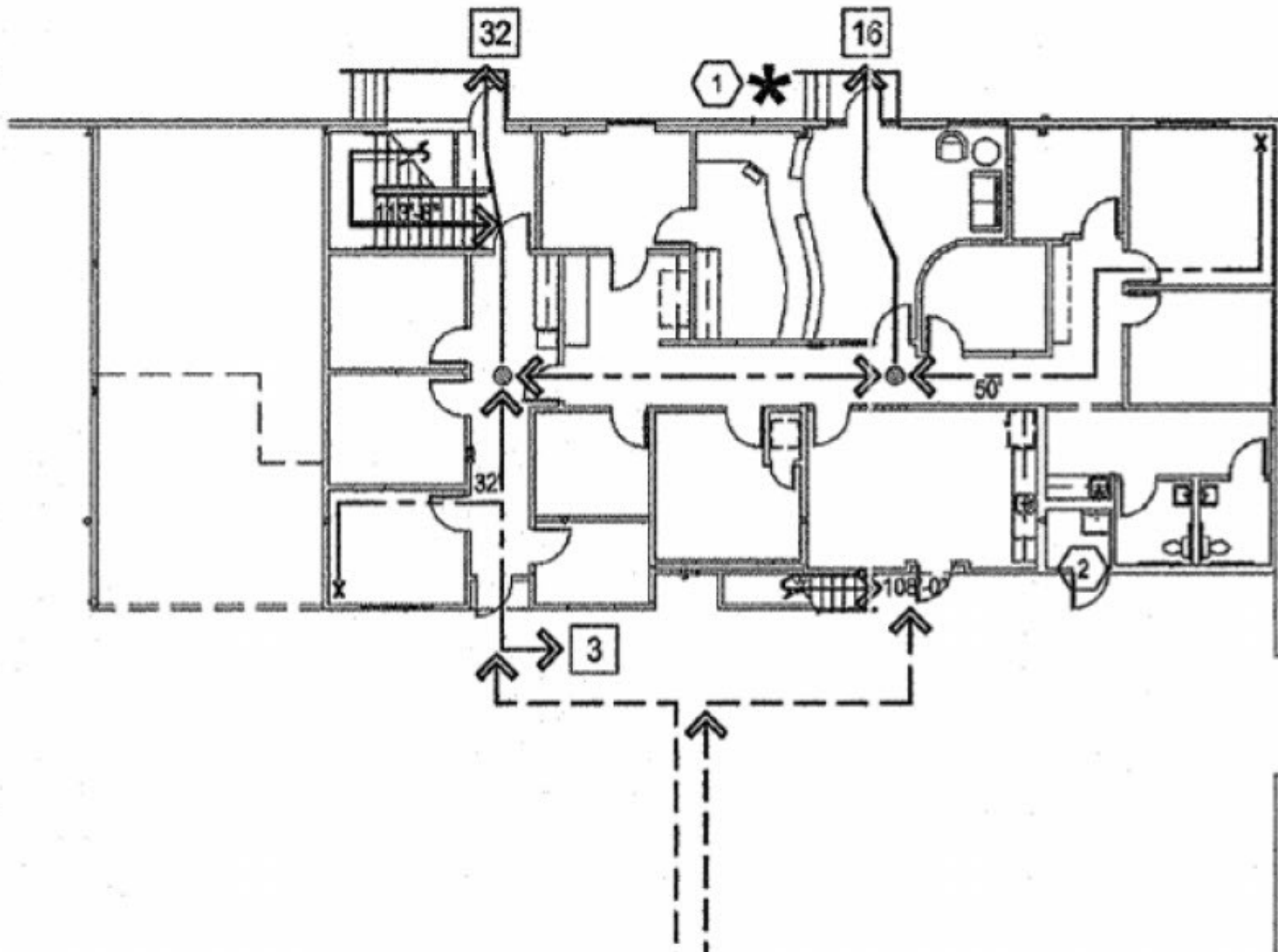
- Rent PSF/Month: \$0.85
- Rent PSF/Year: \$10.20
- Monthly Rent \$13,600
- Term: 3-5 Years
- Contract: NNN
- Comment: This building can be leased in combination with the adjacent property for a total of 58,660 SF.





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