

FOR LEASE

Industrial

1440 S. Euclid Ave.
Tucson, Arizona



TOTAL AREA: 31,862± SF
CEILING HEIGHT: 16' to 20'
CONSTRUCTION: Metal
ZONING: I-1 (City of Tucson)
LOADING: 7 Docks 1 Grade (12' x 16')
HVAC: Office area
POWER: 1200 amps, 480 3 phase
AGE: 1974—update 1986

LEASE RATE: \$0.25/Per SF/NNN
(nets = \$0.09 per SF/Mo)

AMENITIES:

- Manufacturing or distribution warehouse
- Fenced yard with 7,000± sprinkelered awning
- Easy Access to I-10
- Close to Downtown, Airport and UofA
- Can Divide into 22,000 & 9,000 SF +/-

PAT WELCHERT, SIOR

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PICOR Commercial Real Estate Services
1100 N. Wilmot Road, Ste. 200
Tucson, AZ 85712
520.748.7100 Office
520.546.2799 Fax

PICOR.com



CUSHMAN &
WAKEFIELD®



PICOR

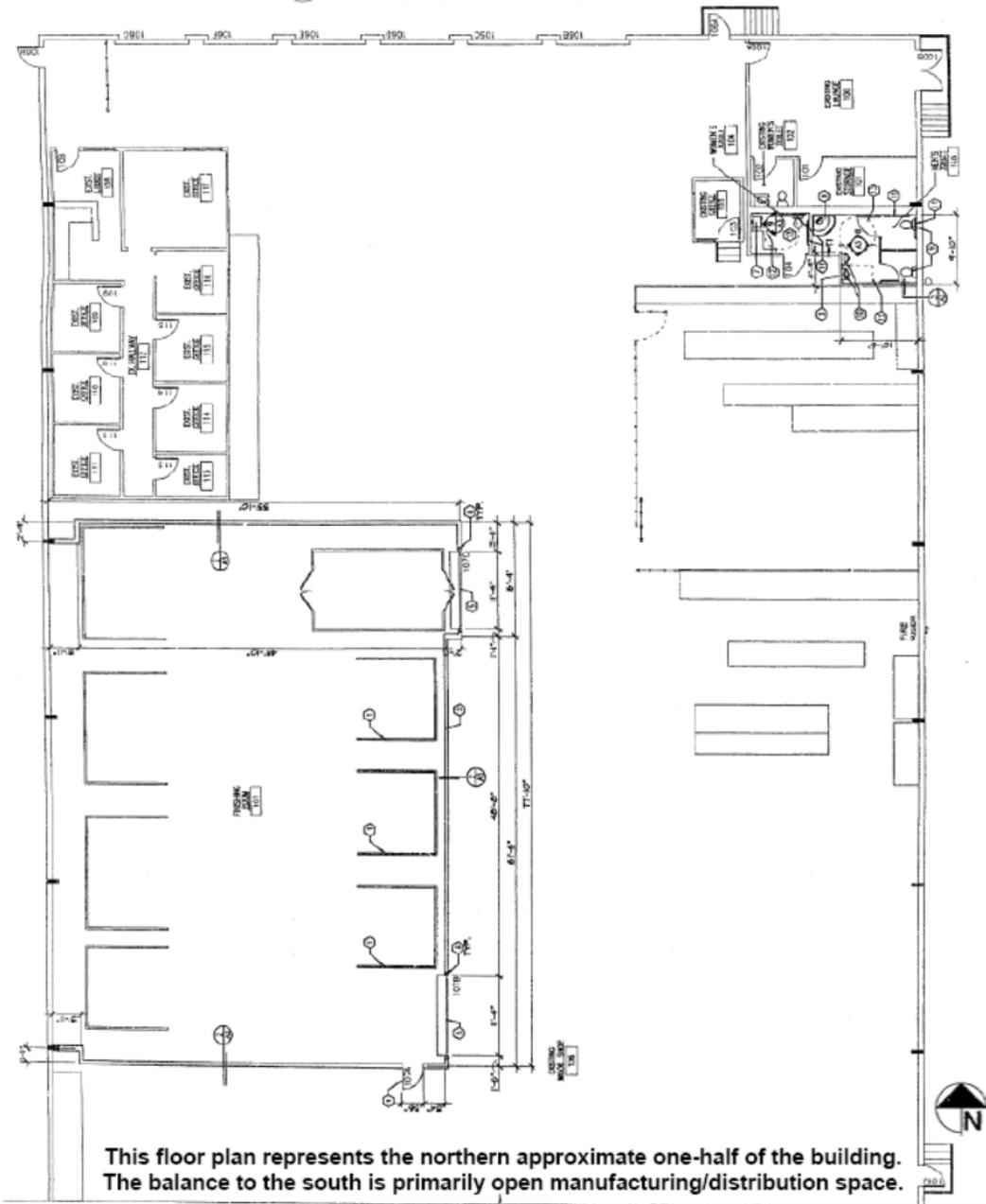
INDEPENDENTLY OWNED AND OPERATED

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FLOOR PLAN



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LOCATION MAP



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