

INDUSTRIAL / FLEX WAREHOUSE
Sale Price: \$17,000,000
Lease Rate: \$0.40/SF/NNN (Total Facility)
Property Highlights

Total Area	300,855 SF
Office Space	47,458 SF
Divisible	Minimum 30,000 SF for interim storage*
Ceiling Height	28'
Sprinkler System	ESFR
Construction	Concrete Tilt Up
Zoning	I-1
Loading	30 docks, 2 Grade
Power	3 Phase 277/480V, 4000 amps
Age	1996
2016 Real Estate Taxes	\$244,254.03

* The current monthly NNN is \$.102/SF

Space Amenities

- Fully Fenced 18.5 Acre Site
- 359 Space Parking
- 130,080 SF Expansion Pad
- 52'6" x 60' Column Spacing
- I-1 Zoning, City of Tucson

Smaller space is available for interim storage upon request.



For more information, please contact:

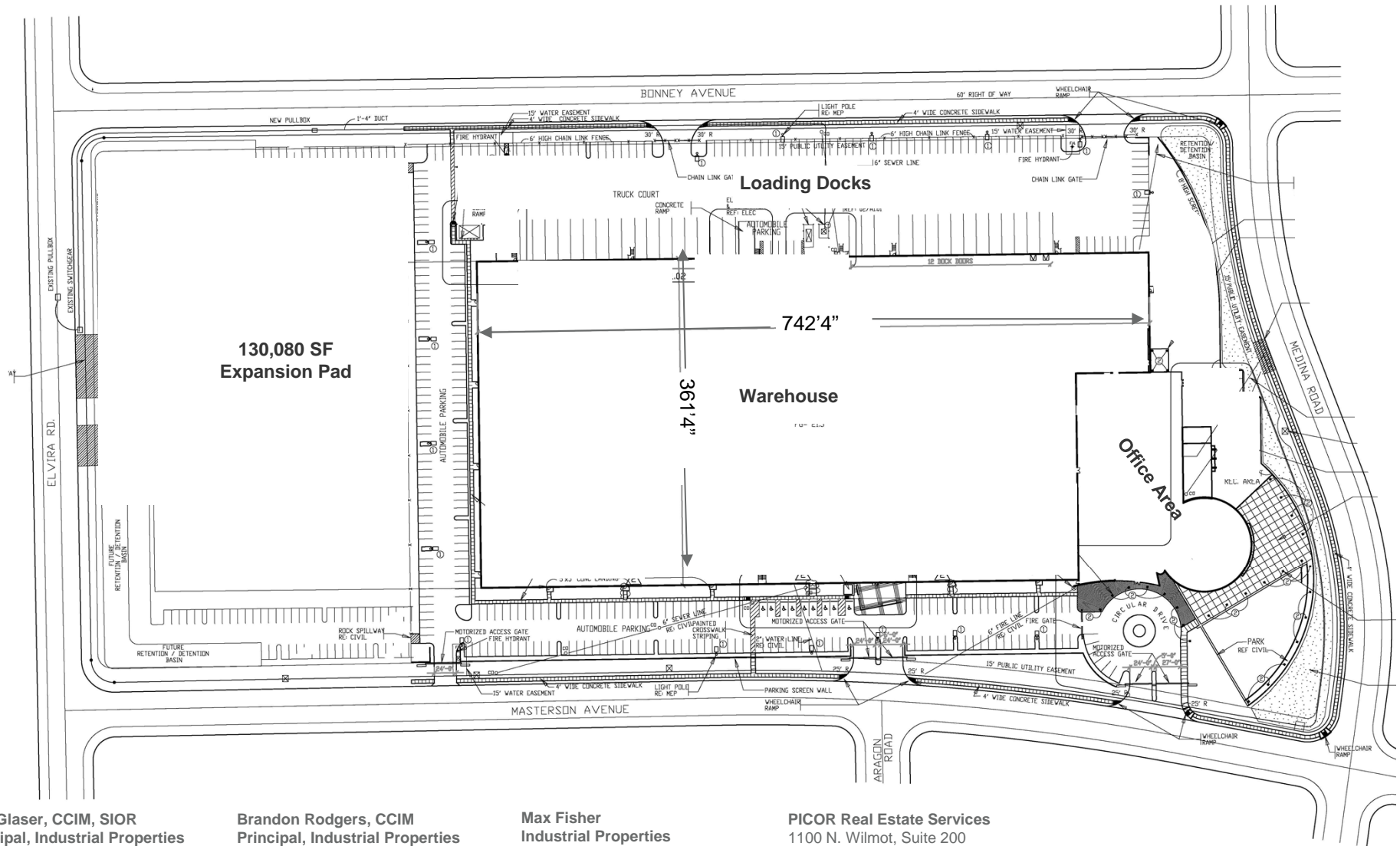
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Site Plan



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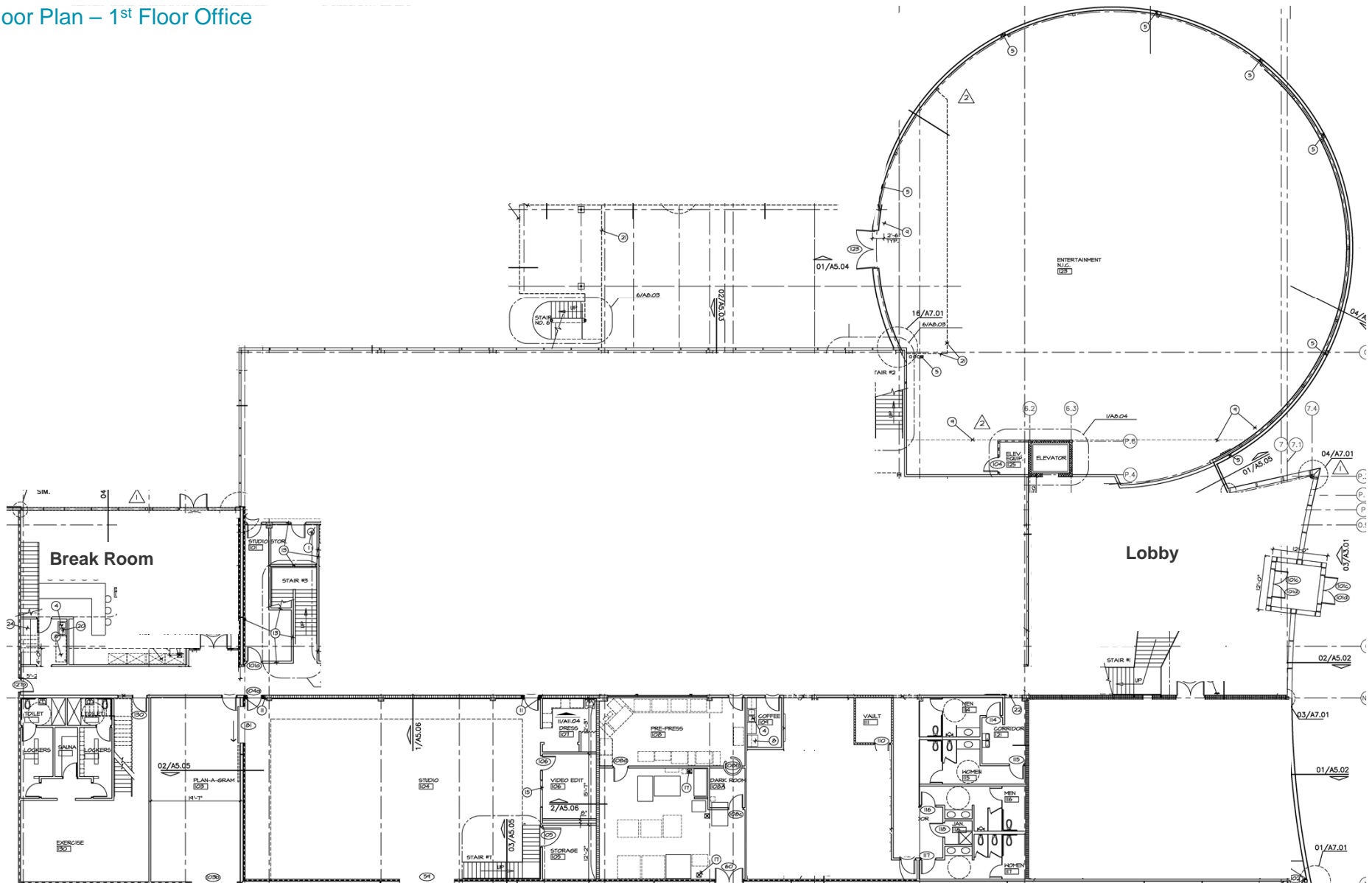
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FOR SALE OR LEASE

6760 S. Lisa Frank Avenue

Tucson, AZ 85756

Floor Plan – 1st Floor Office

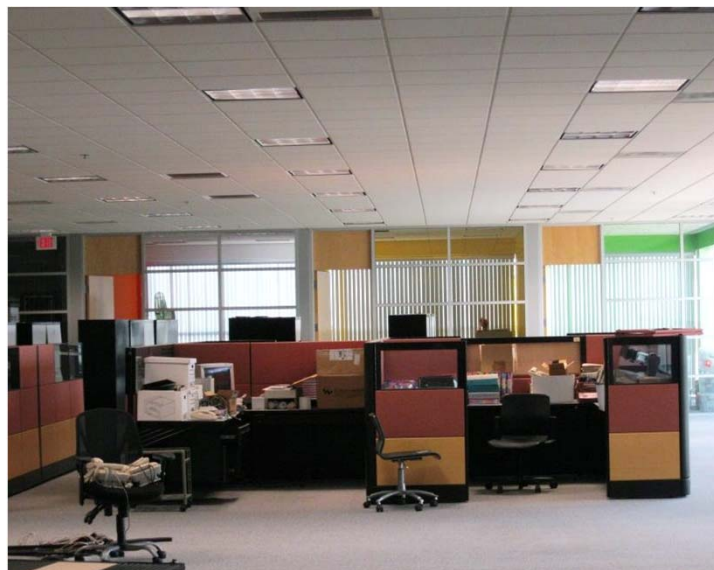
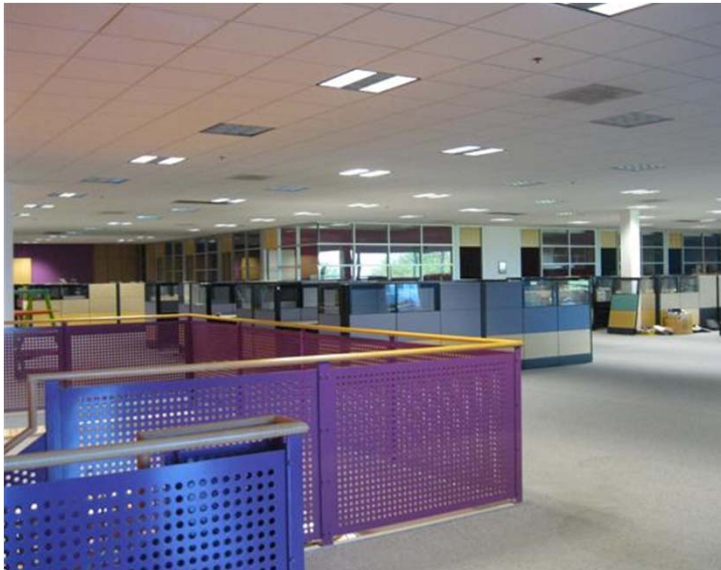


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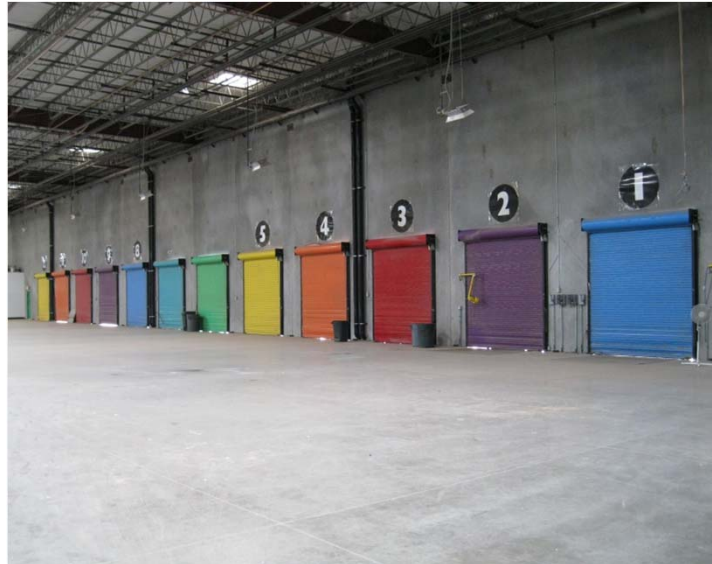
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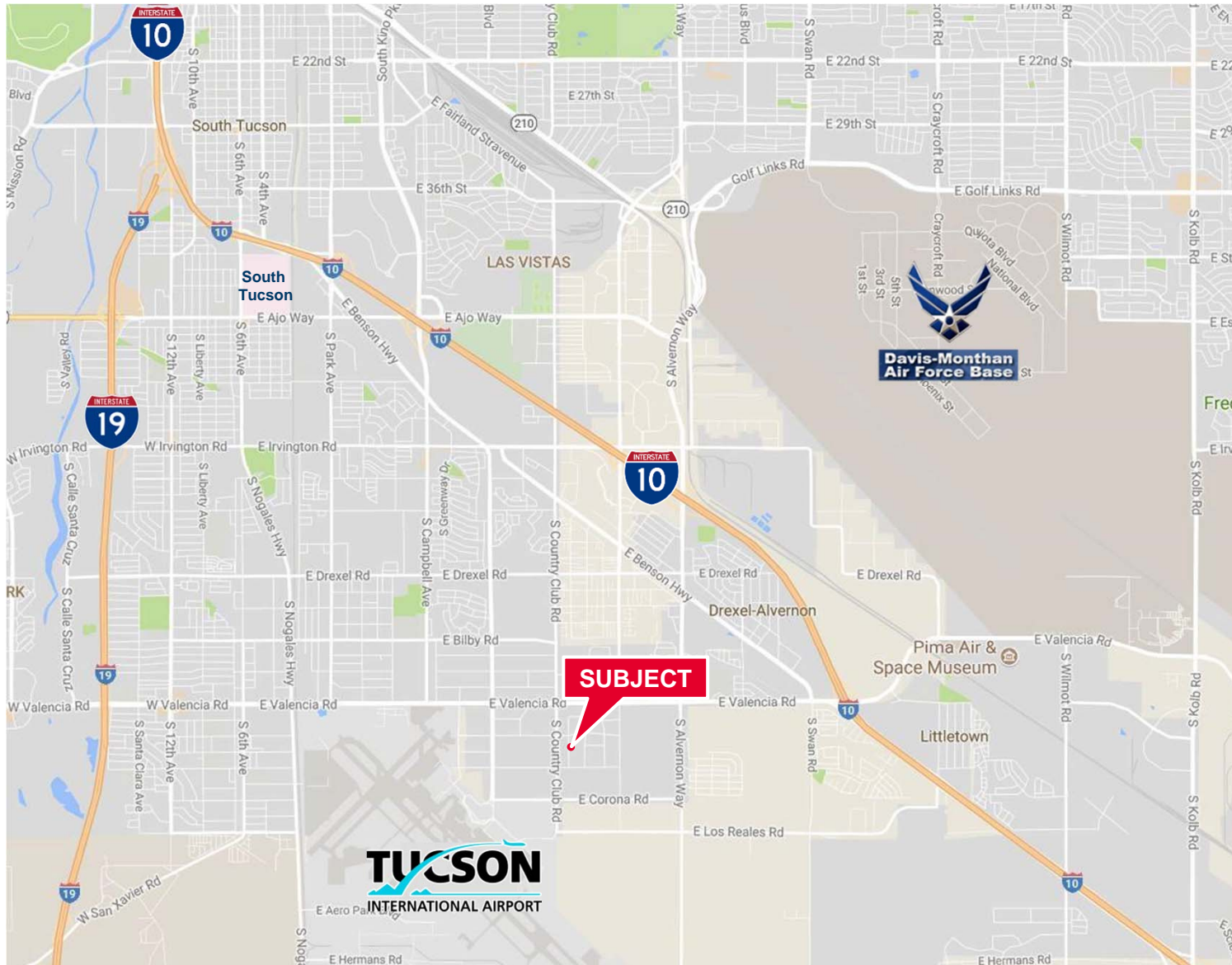
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Tucson Map

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