

±10,500 SF/ INDUSTRIAL BUILDING FOR LEASE

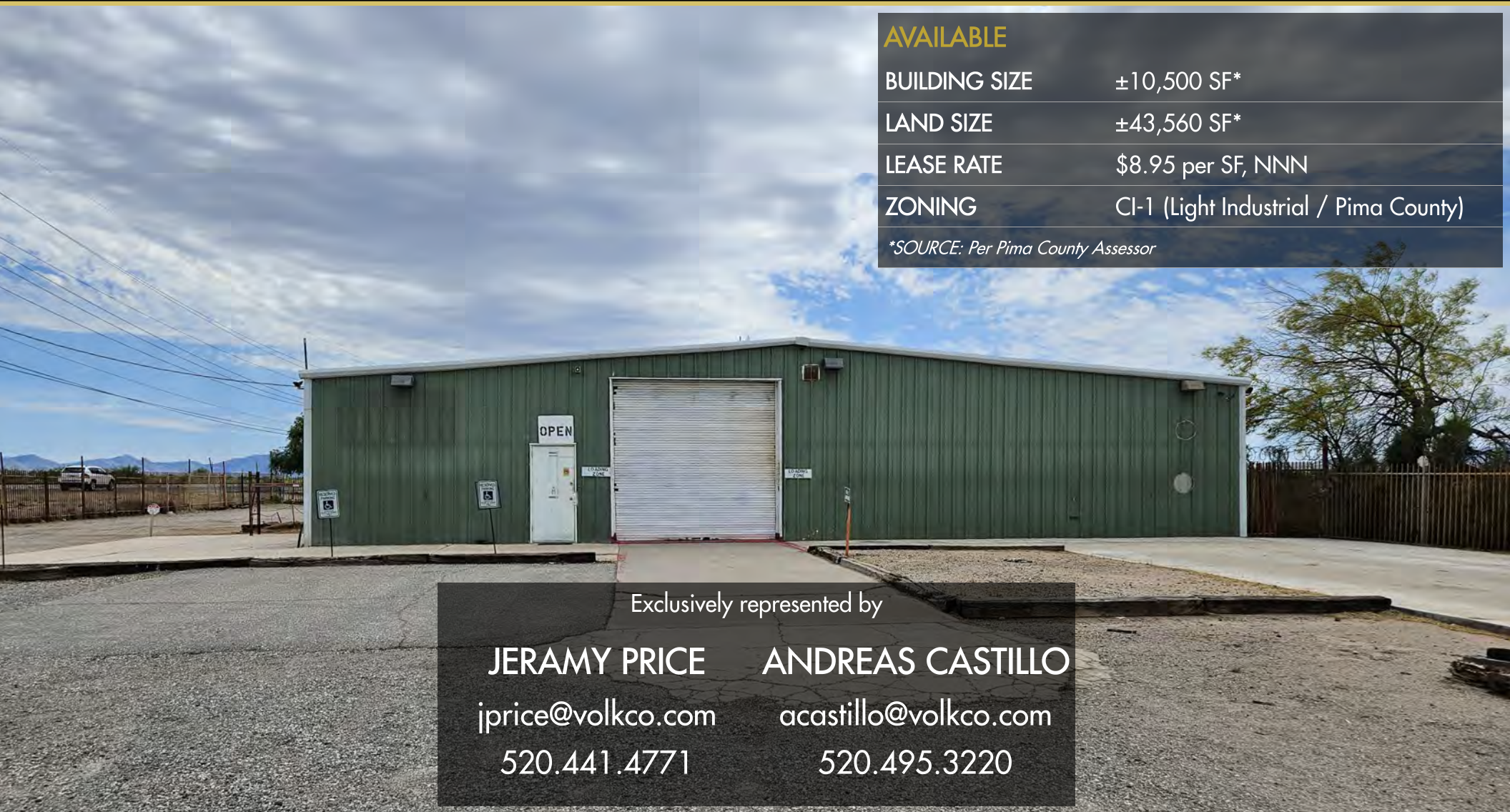
Tucson International Airport Trade Area

8210 S Nogales Highway, Tucson, AZ

AVAILABLE

BUILDING SIZE	±10,500 SF*
LAND SIZE	±43,560 SF*
LEASE RATE	\$8.95 per SF, NNN
ZONING	CI-1 (Light Industrial / Pima County)

**SOURCE: Per Pima County Assessor*



Exclusively represented by

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

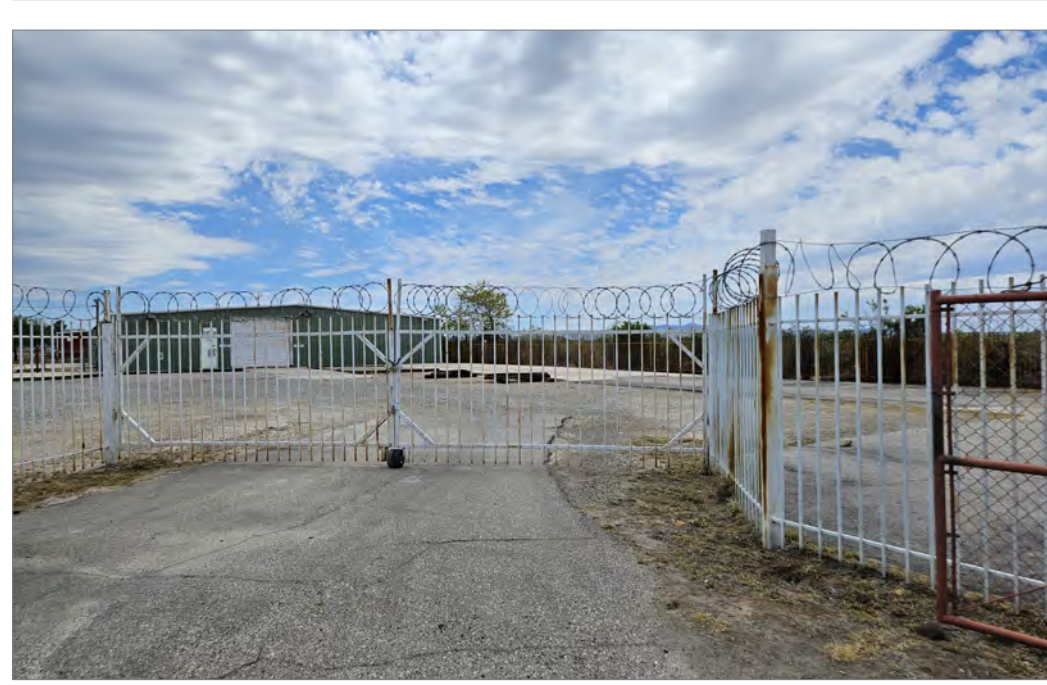


HIGHLIGHTS

- Freestanding building with open interior
- Fully fenced yard area with gate
- Three phase power (Est 400A 120/240V) and natural gas available
- 12' x 12' grade door with concrete loading apron
- Max 12'9" Ceiling Height (Brief drop to 9' at rafter ends)
- Office Area (Est 7% of total area. Including restrooms, breakroom, and laundry/storage)
- Emerging Technology Corridor: Located adjacent to Raytheon, Bombardier, American Battery Factory, World View, Empire Machinery, and the Pima College Aviation Technology Campus
- Easy access to Interstate 19 and Interstate 10 via Valencia Road







SITE PLAN



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