

55,244 SQ. FEET for SALE or LEASE
R&D, Medical, Office or Data Center
5320 N. La Cholla, at River/La Cholla Intersection

Exclusively represented by

DAVE VOLK

dvolk@volkco.com

520.235.3000

Sale Price:

\$9,975,000

\$180.56/SF

Lease Rate:

\$18.00 PSF NNN

Est. Triple Nets: \$5.12 PSF*

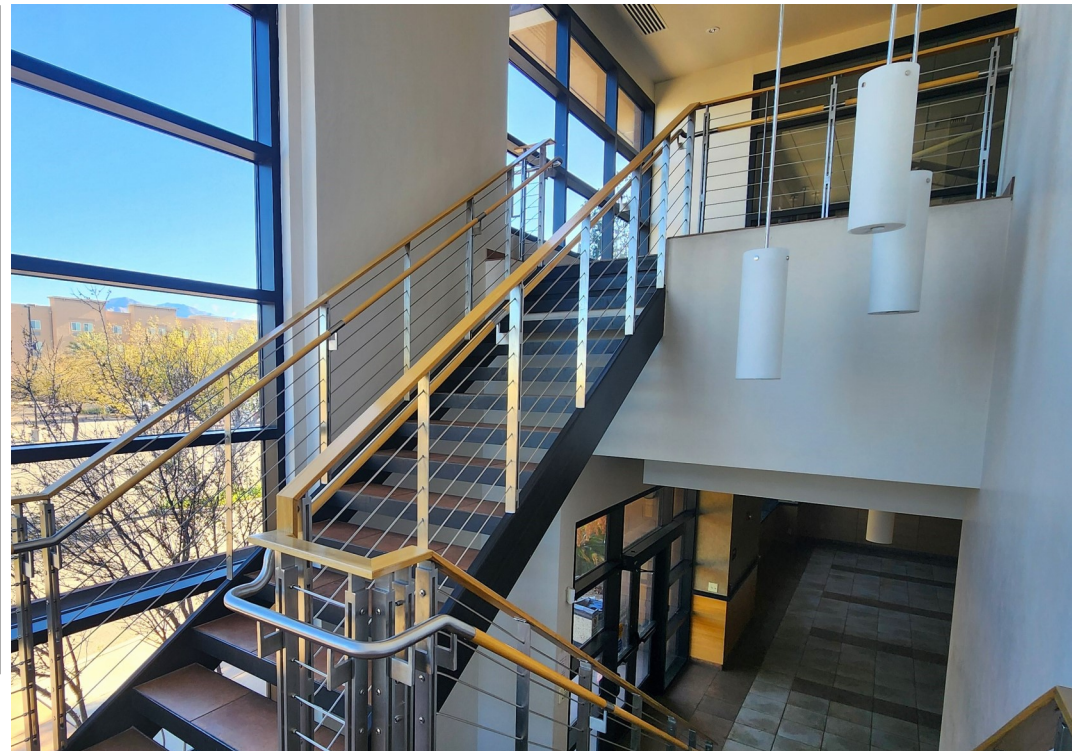
(*per Owner)

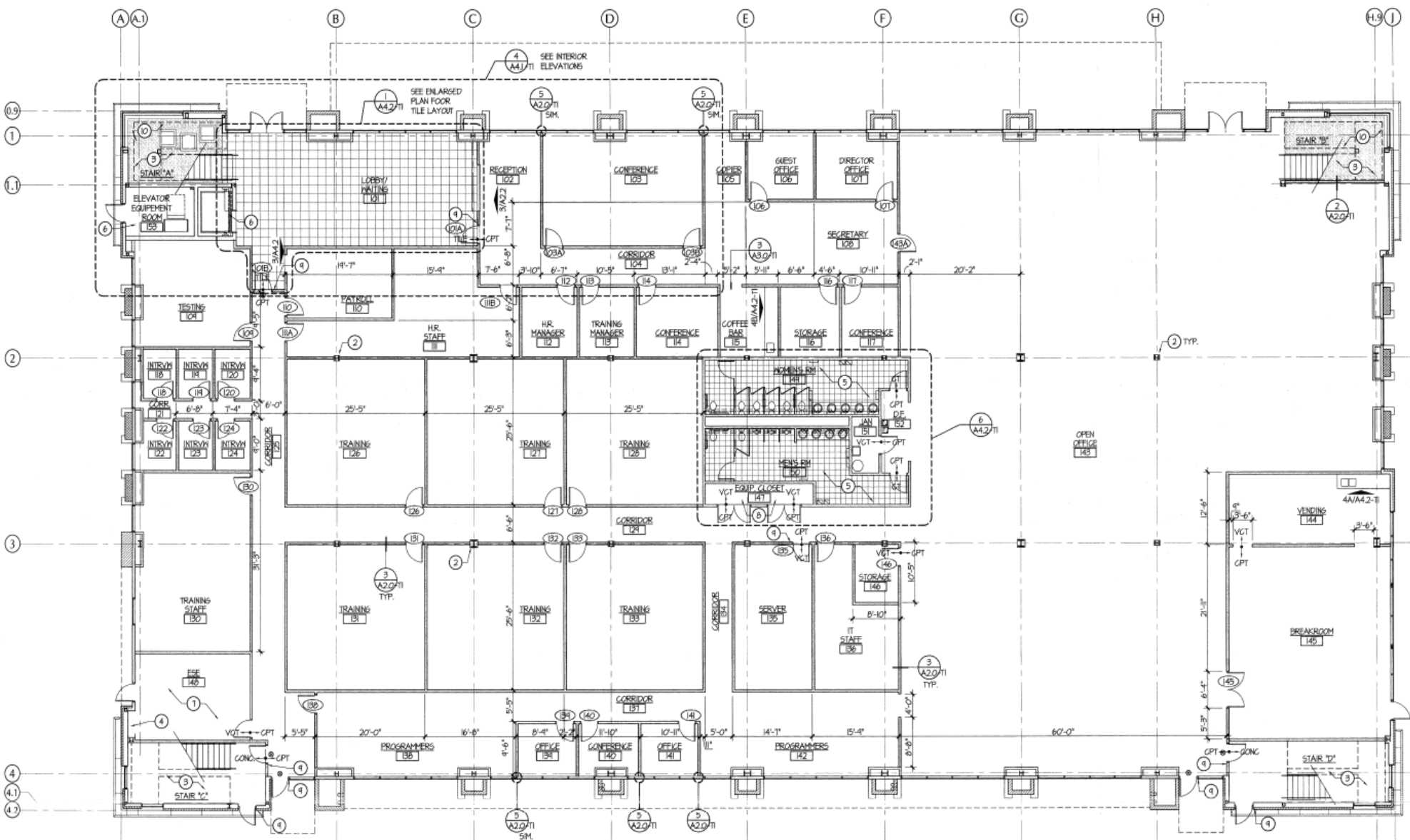


Building Size: ±55,244 SF* per assessor
Parcel Info: ±5.95 Acres* per assessor APN: 104-01-379K
Year Built: 2008 - Masonry Construction
Parking: 6.33 per 1,000 SF
Generator: Caterpillar 3 Phase 480volt 752 Amp.
Power: 2,000 amp, 480v/3PH service
Zoning: SP-Specific Plan - Includes CB-2 uses

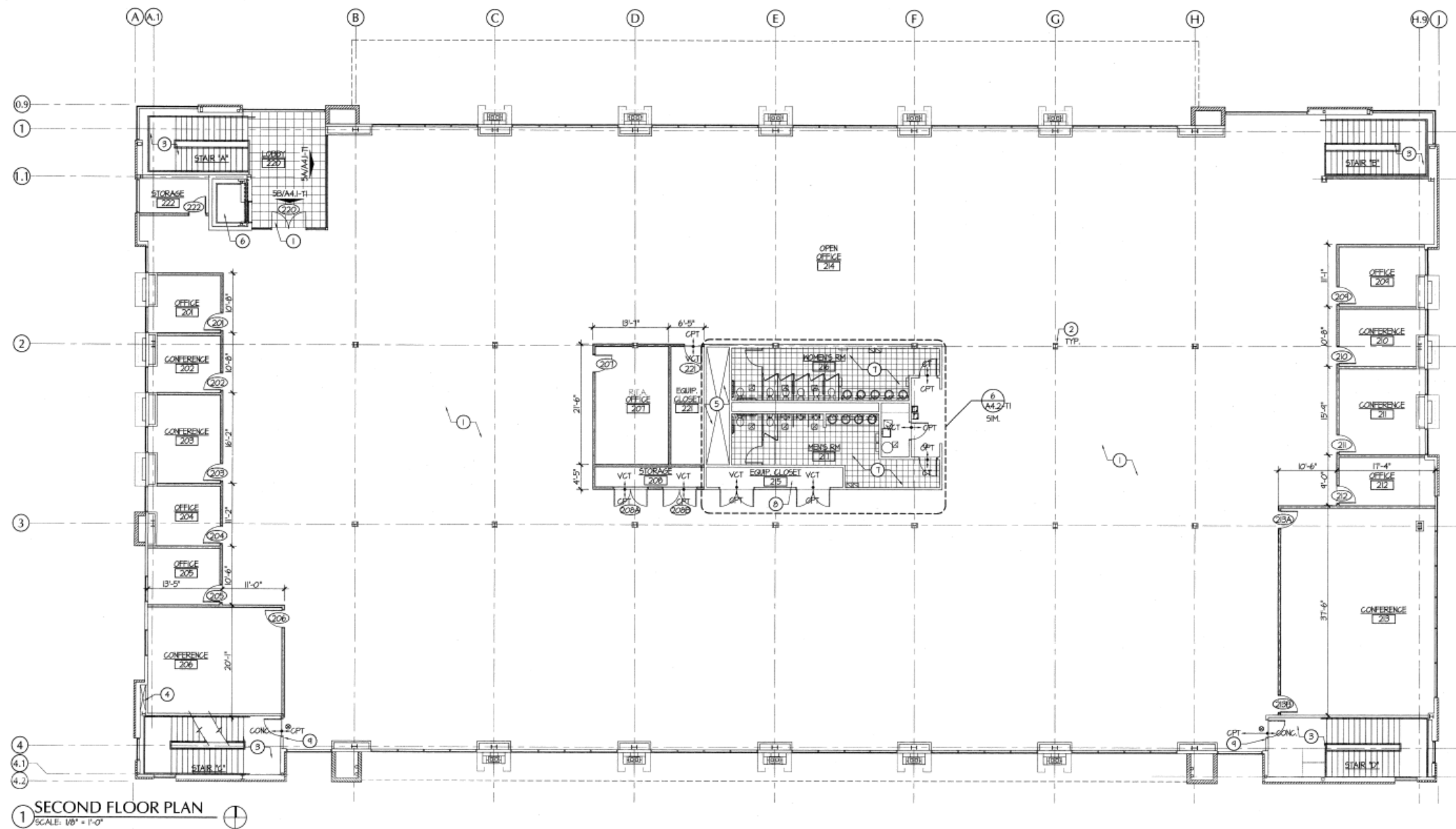
The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration 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.

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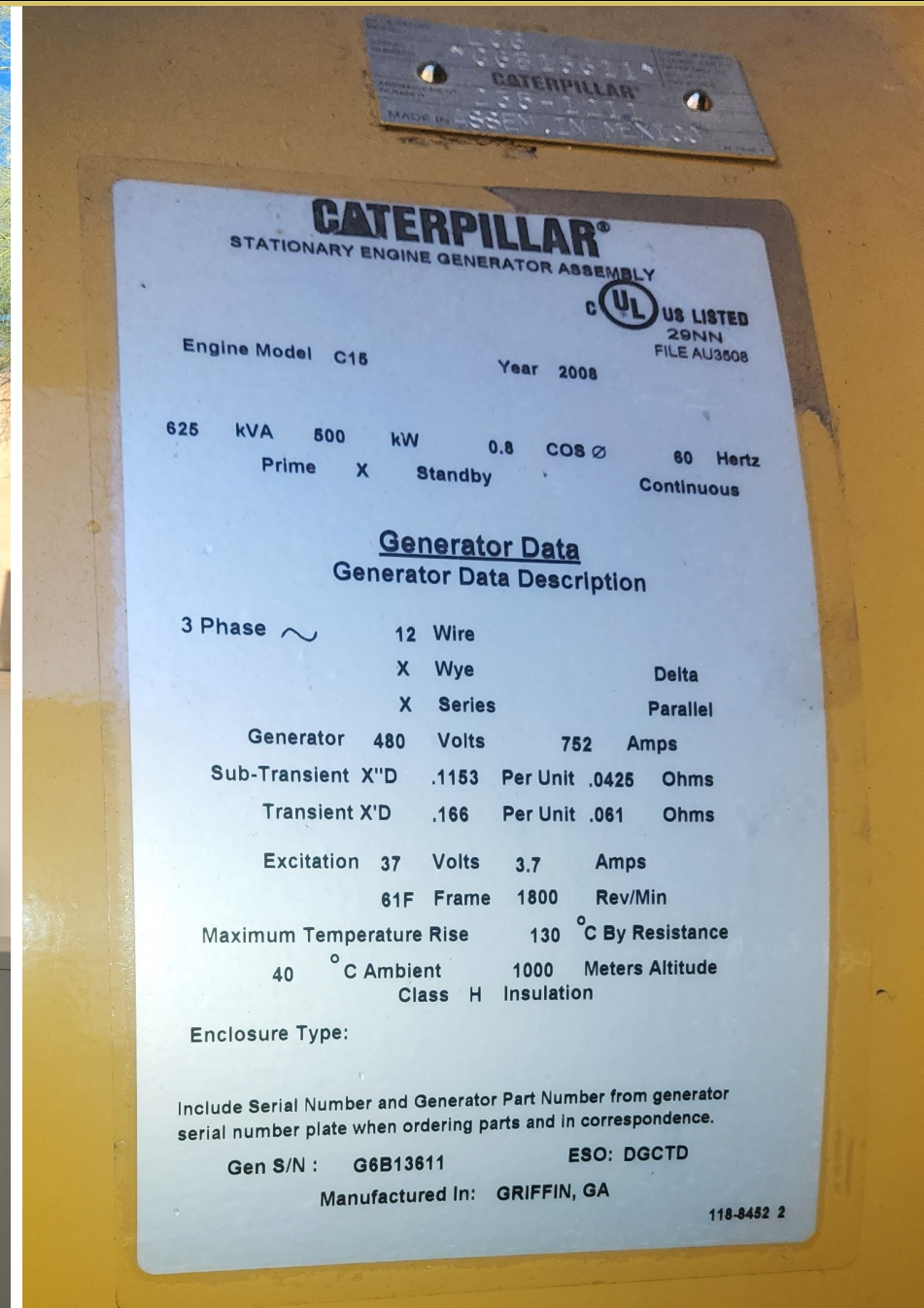


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





Caterpillar C15 Diesel Genset



CATERPILLAR®
STATIONARY ENGINE GENERATOR ASSEMBLY

UL US LISTED
29NN
FILE AU3508

Engine Model C15 Year 2008

625 kVA 500 kW 0.8 COS ϕ 60 Hertz
Prime X Standby Continuous

Generator Data
Generator Data Description

3 Phase \sim 12 Wire
 X Wye Delta
 X Series Parallel
Generator 480 Volts 752 Amps
Sub-Transient X'D .1153 Per Unit .0425 Ohms
Transient X'D .166 Per Unit .061 Ohms
Excitation 37 Volts 3.7 Amps
 61F Frame 1800 Rev/Min
Maximum Temperature Rise 130 °C By Resistance
 40 °C Ambient 1000 Meters Altitude
 Class H Insulation

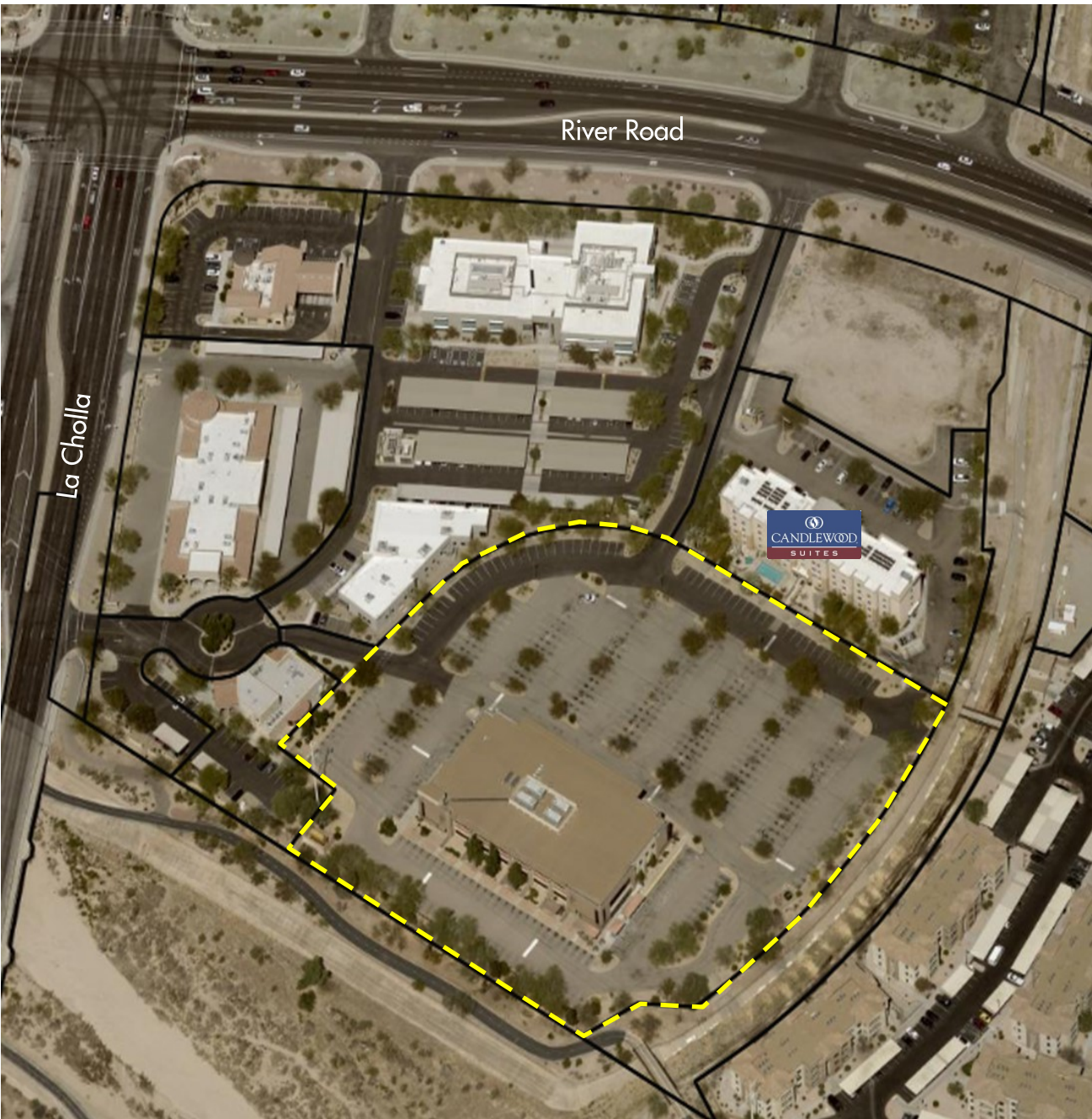
Enclosure Type:

Include Serial Number and Generator Part Number from generator serial number plate when ordering parts and in correspondence.

Gen S/N : G6B13611 ESO: DGCTD
Manufactured In: GRIFFIN, GA

118-8452 2

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Zoning:

SP – Specific Plan - includes CB-2 uses, from heavy retail/entertainment to medical and office.

The zoning and excess land may provide the possibility for conversion to Data Center, Storage R&D, Congregate Care, Rehabilitation and Civic Assembly uses.

Amenities:

Hotel, Daycare, Banking and 11 Restaurants all within walking distance.

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Phoenix/Mesa (90 Minutes/95 miles)
Casa Grande (60 minutes, 65 miles)

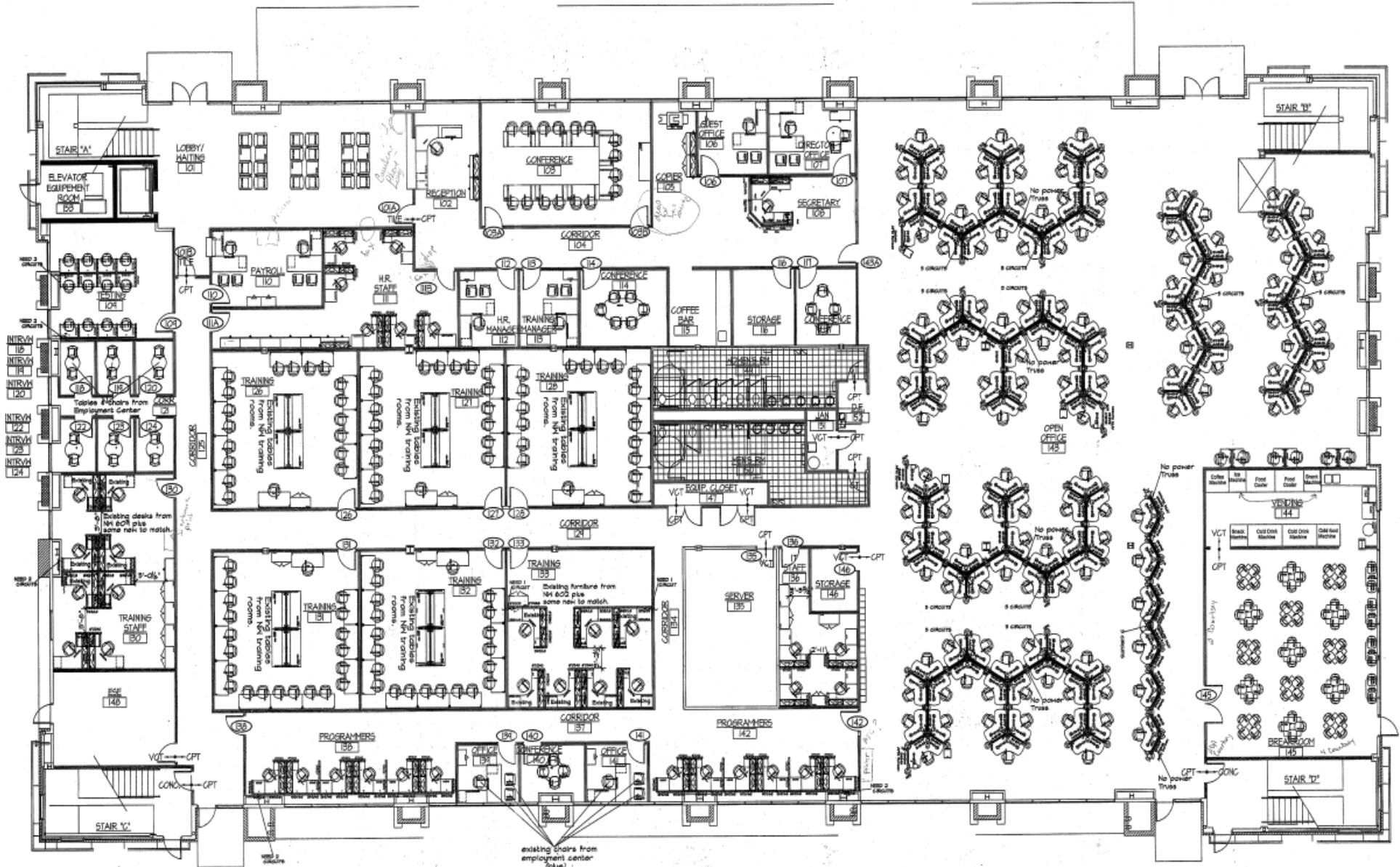
Interstate 10
1.6 miles

Northwest Medical
Center 1.6 miles

SUBJECT

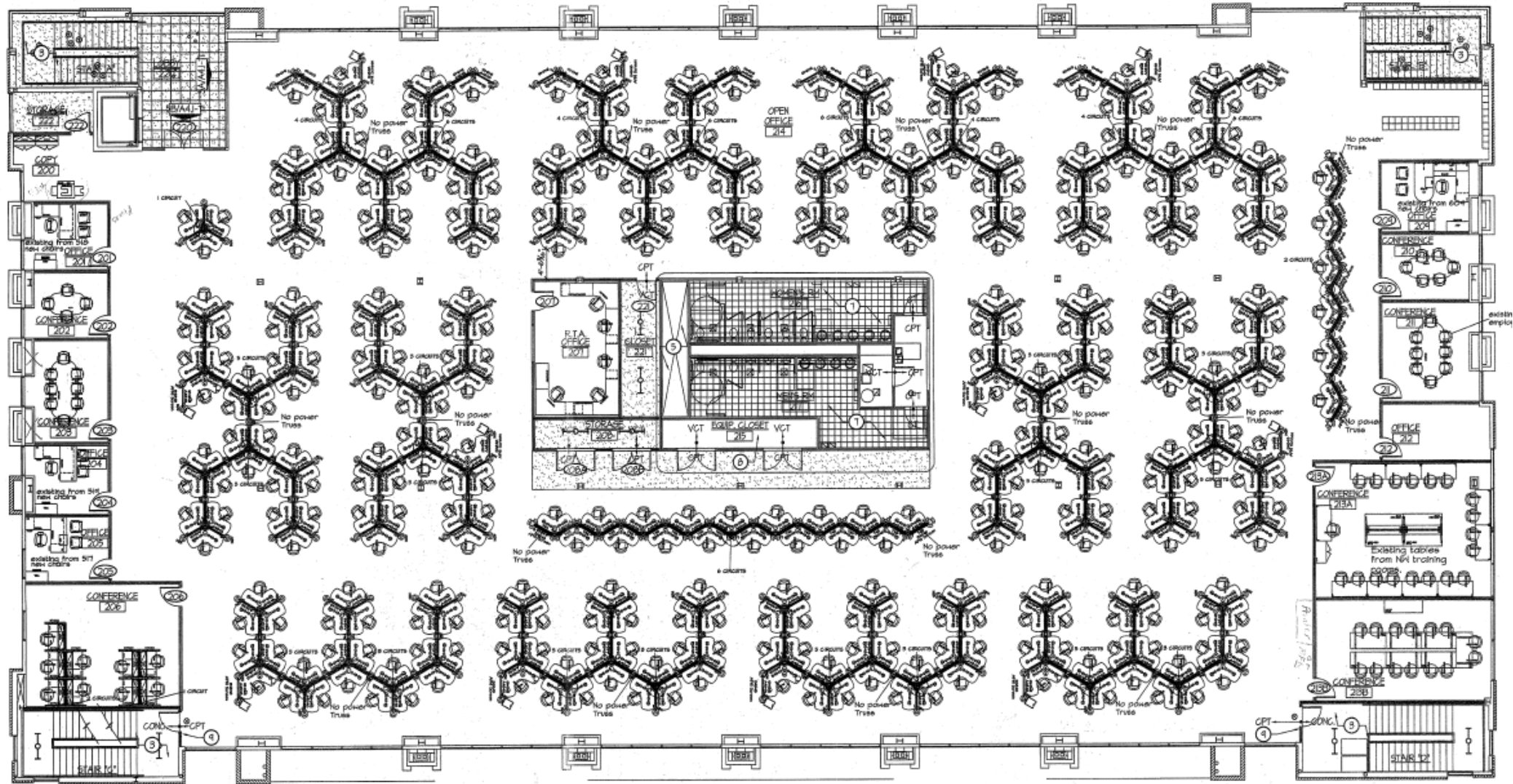
TUCSON

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First Floor with cubicles

*Total: 126 call seats
and 4 manager stations*



Second Floor with cubicles

*Total: 357 call seats
and 12 manager stations*