

## FLEX SPACE FOR LEASE

1642 S Research Loop #130, Tucson, AZ

### PROPERTY DETAILS

**Price:** N/A  
**Lease Rate:** \$0.55/SF/MO NNN  
**Taxes:** 2.5% City of Tucson  
**Size:** 1,150 SF  
**YOC:** 1987  
**Office Space:** 350 SF +/-  
**Warehouse:** 800 SF +/-  
**Land:** N/A  
**Other Building:** N/A  
**Ceiling Height:** 16' Warehouse  
**Doors:** (1) GL 10'x10'  
**Zoning:** I-1 City of Tucson Light Industrial  
**Utilities:** Single Phase  
**Cooling:** Evap in warehouse  
**Construction:** Concrete  
**Yard:** N/A  
**NNN Expenses:** \$0.17 / SF / Mo Est  
**CAM:** Yes



### COMMENTS

This space was used by an optics company and is well improved with several offices and the balance is open warehouse. This eastside location is located between 22nd and Golf Links off Pantano Parkway and this business park is the most attractive business park on Tucson's eastside.

**DAVID A. GALLAHER, CCIM**  
 PO Box 65137  
 Tucson, AZ 85728  
**Phone:** 520.907.4983  
[www.tucsonindustrialrealty.com](http://www.tucsonindustrialrealty.com)  
[dave@tucsonindustrialrealty.com](mailto:dave@tucsonindustrialrealty.com)

