

FLEX SPACE FOR LEASE

1642 S Research Loop #150/160, Tucson, AZ

PROPERTY DETAILS

Price:	N/A
Lease Rate:	\$0.55/SF/MO NNN
Taxes:	2.5% City of Tucson
Size:	2,419 SF
YOC:	1987
Office Space:	950 SF
Warehouse:	1,469 SF
Land:	N/A
Other Building:	N/A
Ceiling Height:	14' Warehouse
Doors:	(2) GL 10'x10'
Zoning:	I-1 City of Tucson Light Industrial
Utilities:	Single Phase
Cooling:	HVAC in office Evap in warehouse
Construction:	Concrete
Yard:	N/A
Assessor Code:	N/A
CAM:	\$0.21/SF/Mo Est

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.

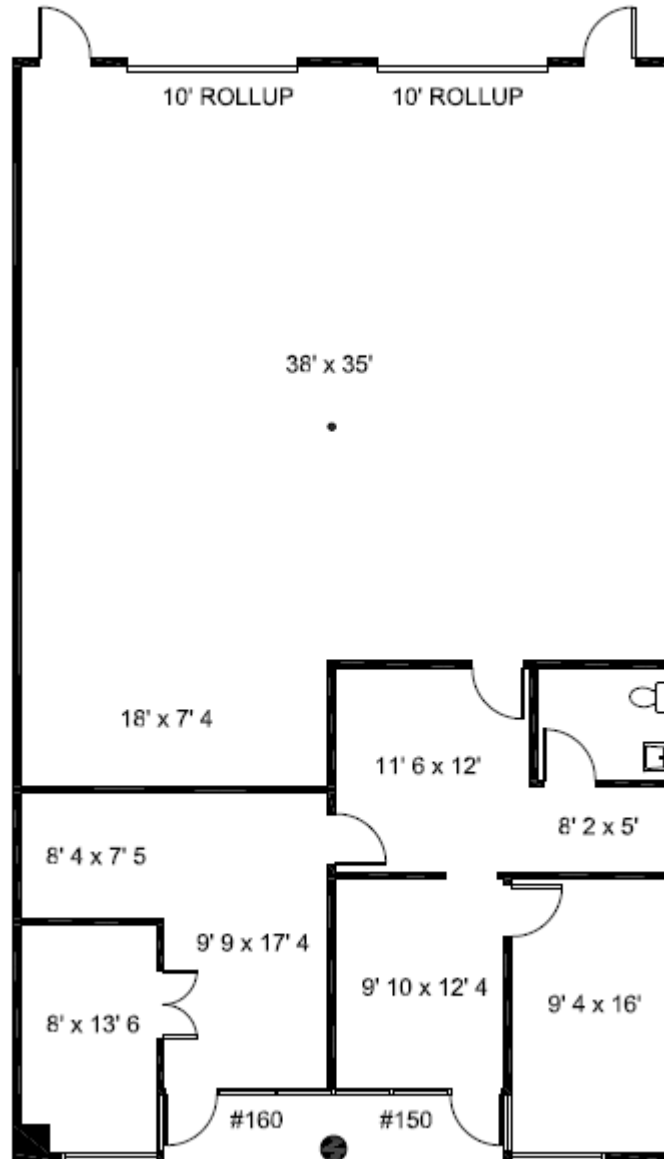
DAVID A. GALLAHER, CCIM
PO Box 65137
Tucson, AZ 85728
Phone: 520.907.4983
www.tucsonindustrialrealty.com
dave@tucsonindustrialrealty.com



FLEX SPACE FOR LEASE

1642 S Research Loop #150/160, Tucson, AZ

FLOORPLAN



DAVID A. GALLAHER, CCIM
PO Box 65137
Tucson, AZ 85728
Phone: 520.907.4983
www.tucsonindustrialrealty.com
dave@tucsonindustrialrealty.com