



# FLEX SPACE FOR LEASE

1775 S Pantano #170, Tucson, AZ

## PROPERTY DETAILS

**Price:** N/A  
**Lease Rate:** \$0.55/SF/MO NNN  
**Taxes:** 2.5% City of Tucson  
**Size:** 2,819 SF  
**YOC:** 1987  
**Office Space:** 400 SF  
**Warehouse:** 2,419 SF  
**Land:** N/A  
**Other Building:** N/A  
**Ceiling Height:** 16'  
**Doors:** (2) GL 10'x10'  
**Zoning:** I-1 City of Tucson Light Industrial  
**Utilities:** Single Phase  
**Cooling:** Evap in warehouse AC in office  
**Construction:** Concrete  
**Yard:** N/A  
**Assessor Code:** N/A  
**CAM:** \$0.21 / SF / Mo Est



## COMMENTS

This eastside location fronts on Pantano between 22nd and Golf Links. Eastside Research Center has long been recognized as the premier business location for Tucson's bustling eastside. This space has served a variety of uses and has been used for several retail and parts distribution uses.



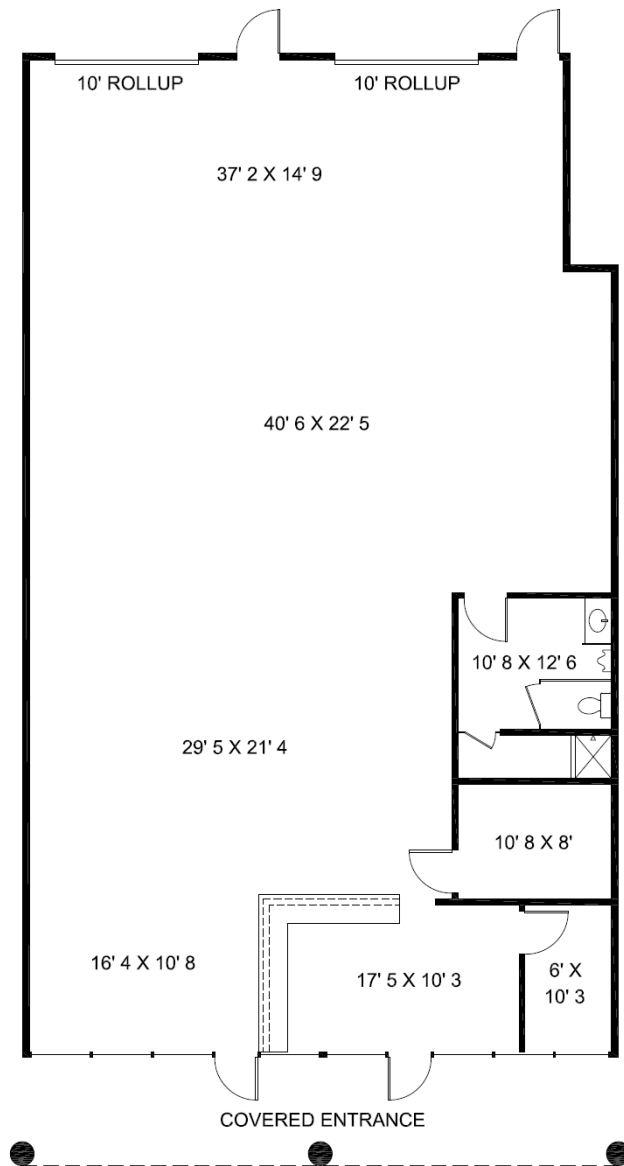
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The information herein was obtained from third parties, and it has not been independently verified by the Real Estate Brokers. Buyer/Tenants should have the experts of their choice inspect the property and verify all information including the availability. Linear and area measurements are approximate, often are inaccurate and should be confirmed by the licensed surveyor of the buyers tenants choice. Real Estate Brokers are not qualified to act as or select experts to legal, tax, environmental, building construction, soils drainage or other such matters.

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## FLOORPLAN



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