

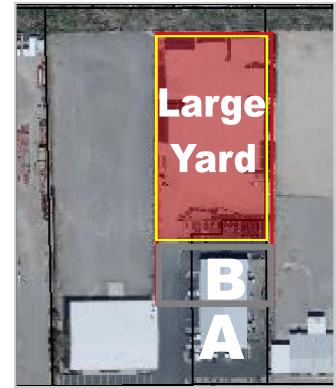
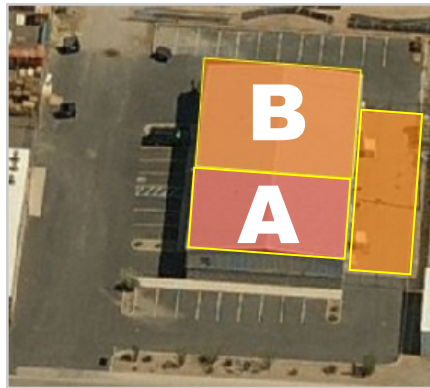
BUILDING FOR LEASE

7,800 SF + 1 Acre Yard

4353 E Tennessee Street, Tucson, AZ

PROPERTY DETAILS

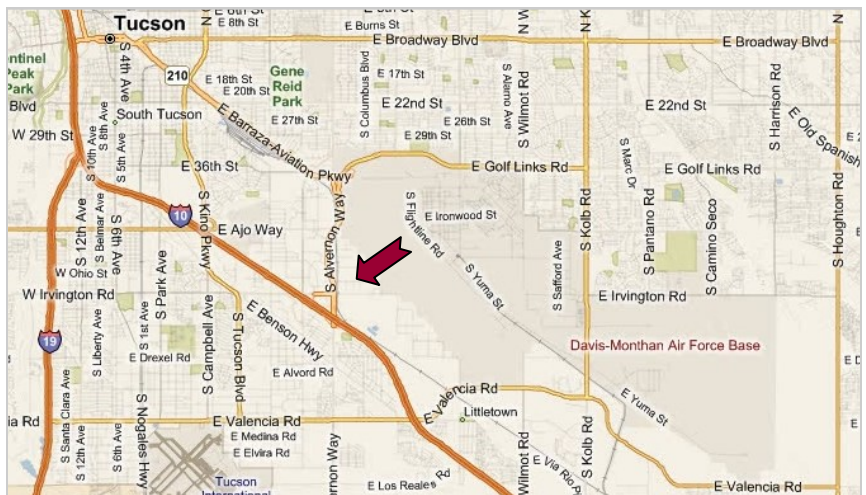
Price:	N/A
Lease Rate:	\$6,900 / MO MG
Taxes (2017):	\$9,343.38
Size:	7,800 SF
YOC:	1998
Office Space:	1,400 SF
Warehouse:	6,400 SF
Land:	1.1 acres
Ceiling Height:	16' Eave 17'6" Ridge
Doors:	(5) Grade 14'Hx10'W
Zoning:	CI-2 County Heavy Industrial
Utilities:	200 to 400 Amp, 3 Phase, 220/240
Cooling:	A/C in Office Evap in Warehouse
Construction:	Concrete & Steel
Yard:	Available
Assessor Code:	132-25-032B
CAM:	5.4¢ / SF / MO Landscaping, parking, lighting, rural metro, coolers



COMMENTS

Building is in excellent condition and has fire sprinkler protection. Constructed in 1998. Great for Warehousing, distribution, and/or manufacturing. Call for quote.

DAVID A. GALLAHER, CCIM
Owner-Agent
P.O. Box 65137
Tucson, AZ 85728
Phone: 520.907.4983
www.tucsonindustrialrealty.com
dave@tucsonindustrialrealty.com



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DIVISIBILITY



* Suites A & B both include small yards

<u>Sections Included</u>	<u>Monthly Lease Rate</u>
A	\$2,750.00
B	\$3,300.00
A & B & Large Yard	\$6,900.00
Large Yard Only	\$900.00

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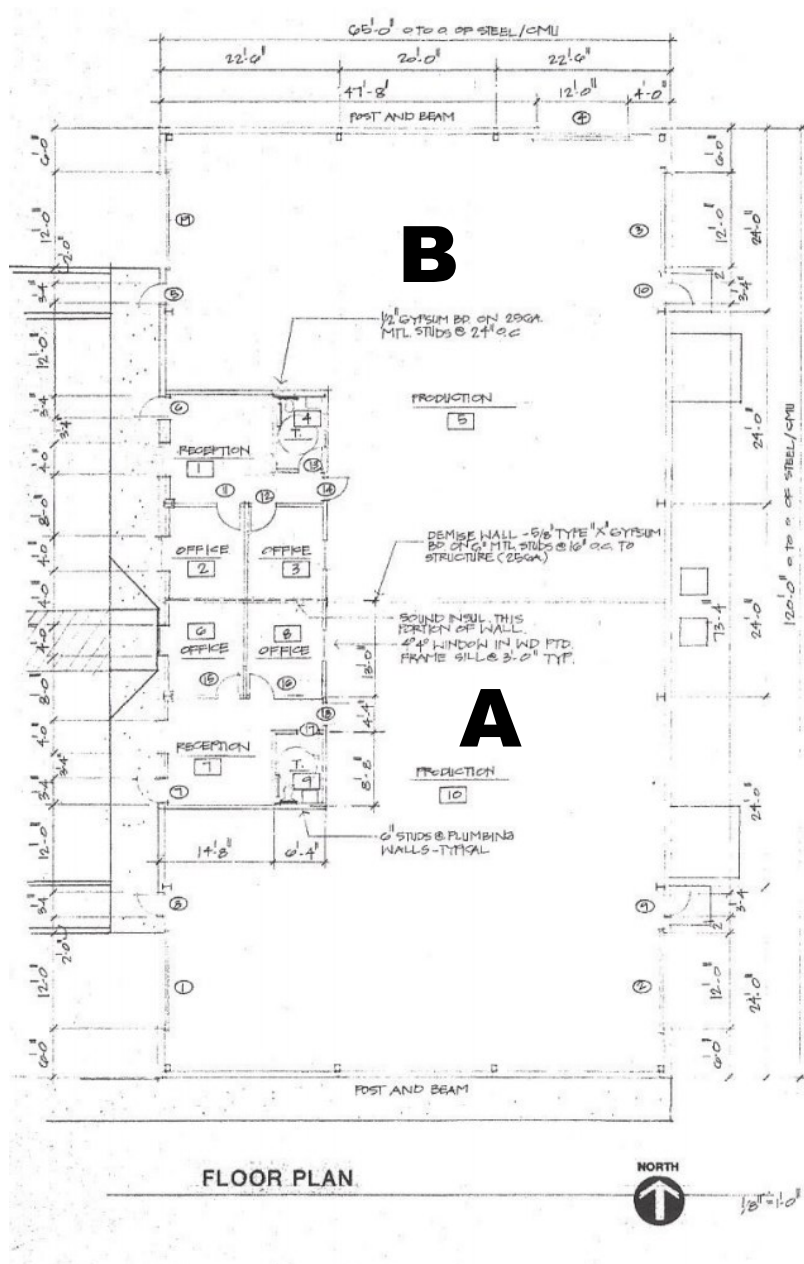
Tucson Industrial Realty, LLC

Sales ■ Leasing ■ Development ■ Build to Suit
Consulting ■ Property Management

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FLOOR PLAN

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