



# OFFICE/FLEX SPACE FOR LEASE

## 1775 S Pantano #180 & #190, Tucson, AZ

### PROPERTY DETAILS

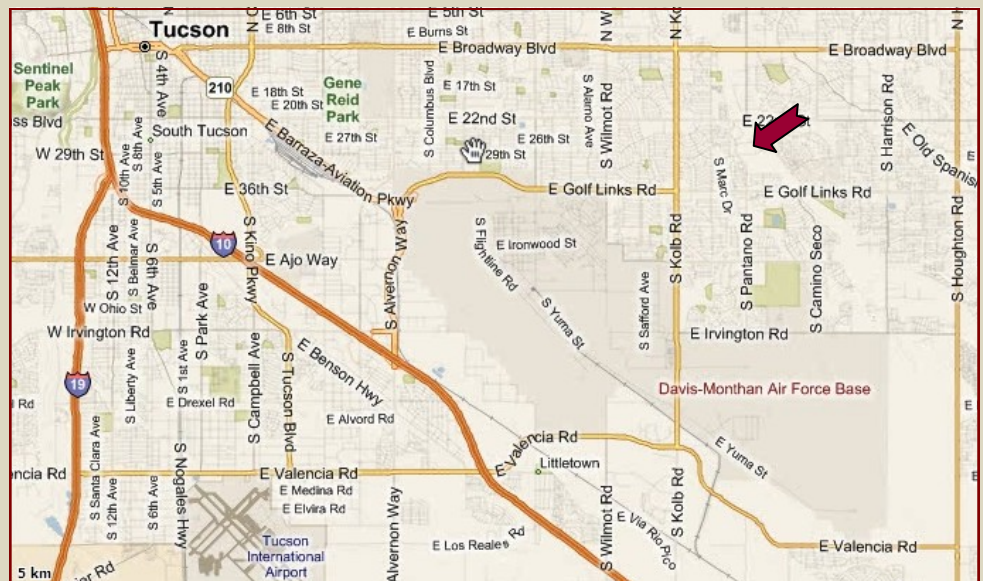
**PRICE:** N/A  
**LEASE RATE:** \$0.55/SF/MO NNN  
**TAXES (2010)** N/A  
**SIZE:** 3,101 SF  
**YOC:** 1987  
**OFFICE SPACE:** 796 SF  
**WAREHOUSE:** 2,305 SF  
**LAND:** N/A  
**OTHER BUILDING:** N/A  
**CEILING HT:** 18' Warehouse  
11' 4" lighting  
**DOORS:** (2) 10'x10'  
**ZONING:** I-1 City of Tucson  
Light Industrial  
**UTILITIES:** Single phase  
**COOLING:** Evap  
**CONSTRUCTION:** Concrete  
**YARD:** N/A  
**ASSESSOR CODE:** N/A  
**CAM:** Yes



### COMMENTS

*This space was previously occupied by a distributor of electronic equipment. It is in great condition and the offices are in move in condition and nicely sized. Owners will discount for multiple years lease. Part counter in place.*

**DAVID A. GALLAHER, CCIM**  
 6061 E Grant Rd.  
 Suite# 119  
 Tucson, AZ 85712  
**Phone:** 520.294.1610  
**Fax:** 520.290.5293  
[www.tucsonindustrialrealty.com](http://www.tucsonindustrialrealty.com)  
[dave@tucsonindustrialrealty.com](mailto:dave@tucsonindustrialrealty.com)

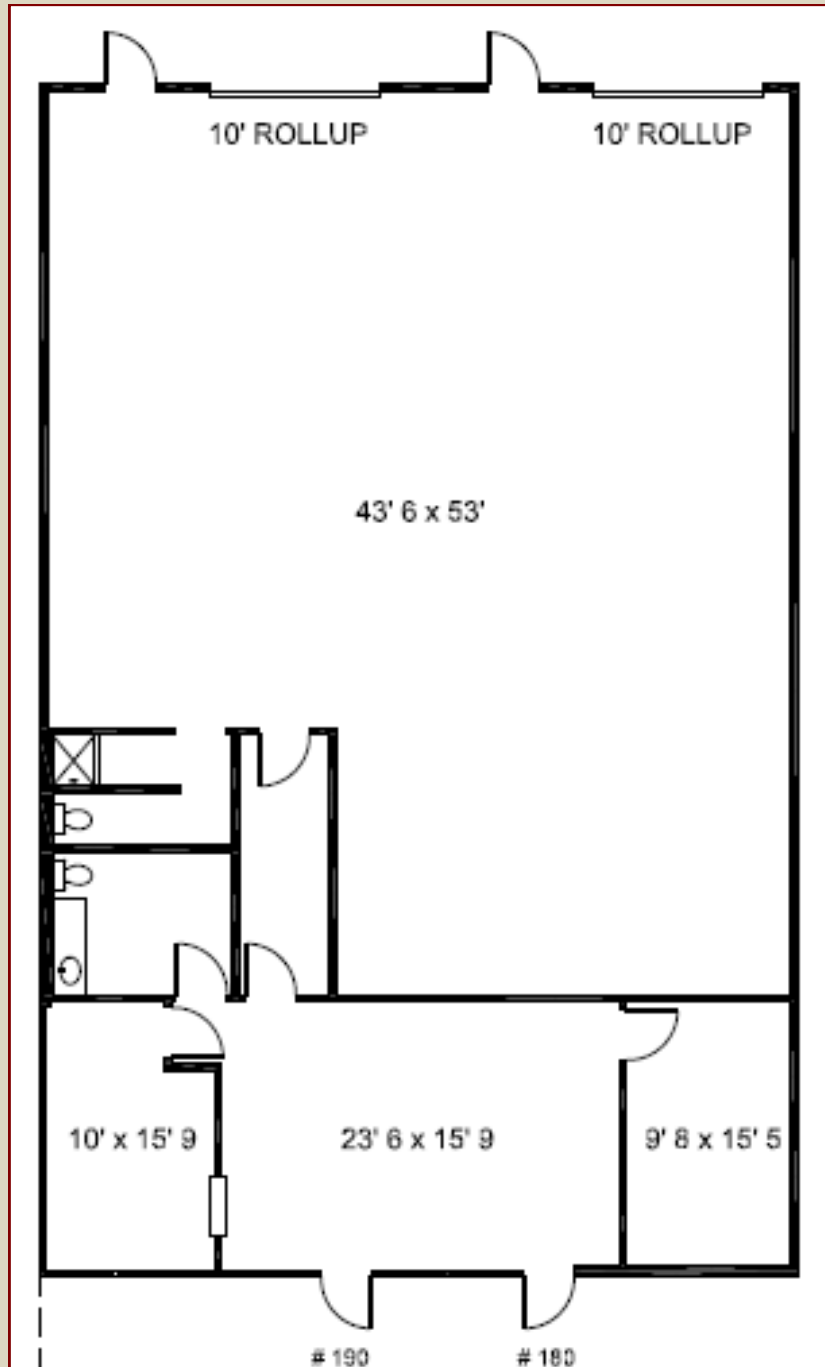


The information herein was obtained from third parties, and it has not been independently verified by the Real Estate Brokers. Buyer/Tenants should have the experts of their choice inspect the property and verify all information including the availability. Linear and area measurements are approximate, 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.



# OFFICE/FLEX SPACE FOR LEASE

1775 S Pantano #180 & #190, Tucson, AZ



**DAVID A. GALLAHER, CCIM**  
6061 E Grant Rd.  
Suite# 119  
Tucson, AZ 85712  
**Phone:** 520.294.1610  
**Fax:** 520.290.5293  
[www.tucsonindustrialrealty.com](http://www.tucsonindustrialrealty.com)  
[dave@tucsonindustrialrealty.com](mailto:dave@tucsonindustrialrealty.com)