

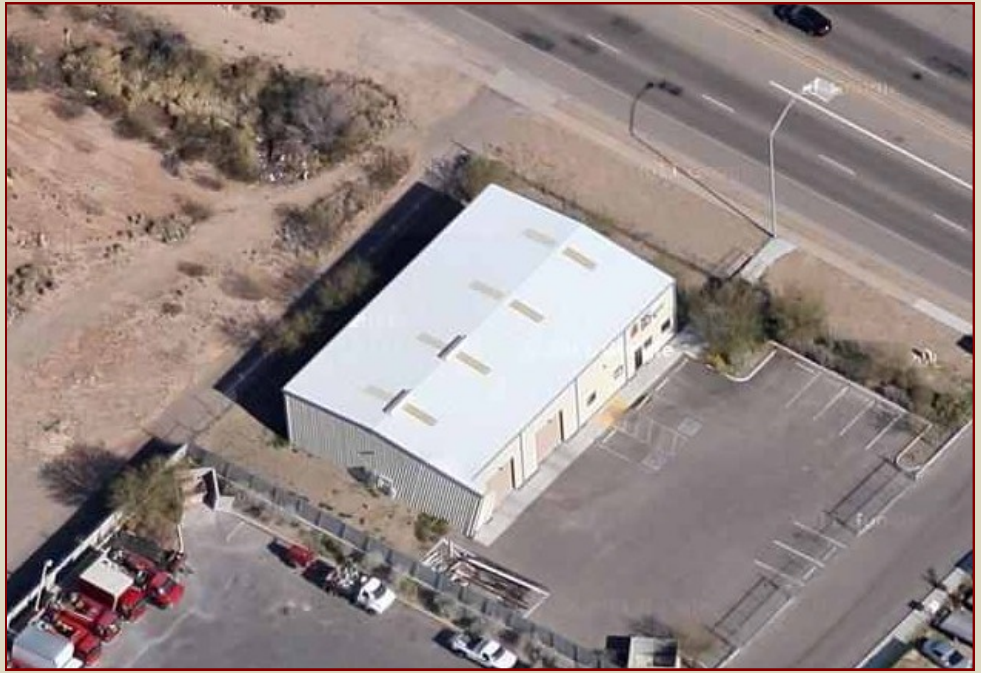


# COMMERCIAL BUILDING FOR LEASE

2200 E Benson Highway, Tucson, AZ

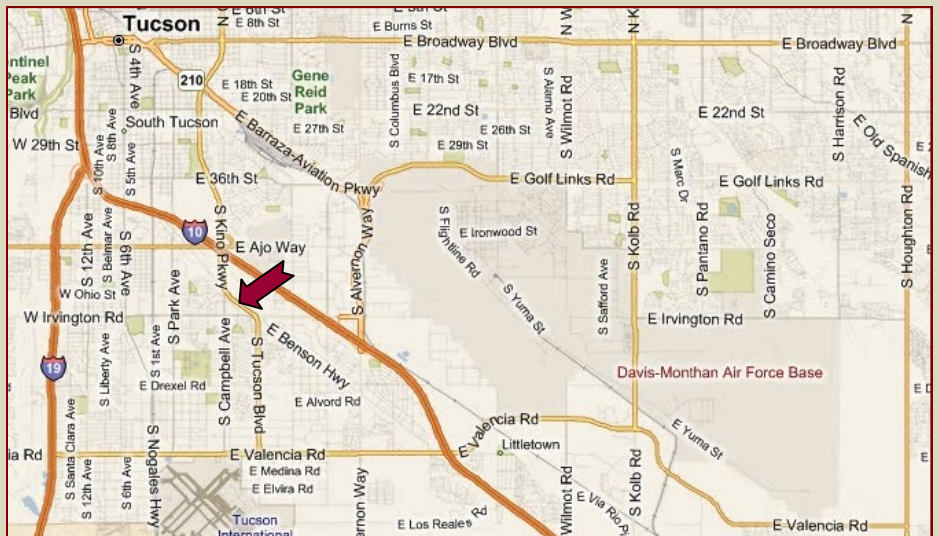
## PROPERTY DETAILS

**PRICE:** N/A  
**LEASE RATE:** \$0.45/SF/MO NNN  
**TAXES (2010)** \$9,960.00  
**SIZE:** 5,700 SF  
**YOC:** 2006  
**OFFICE SPACE:** Build-to-Suit  
500 SF Est.  
**WAREHOUSE:** 5,200 SF  
**LAND:** 21,780 SF  
**OTHER BUILD-ING:** N/A  
**CEILING HT:** 17'  
**DOORS:** 12'x12'  
**ZONING:** Pima County CB-2  
General Business  
**UTILITIES:** 3-Phase  
**COOLING:** N/A  
**CONSTRUCTION:** Steel and Block  
**YARD:** Yes; Fenced  
**ASSESSOR CODE:** 132-19-015C



## COMMENTS

*This building is located 1/2 mile from the I-10 / Kino Boulevard interchange. Great frontage on Benson Highway with good visibility. Fenced secure yard with lots of parking. Good spot for parts distribution.*



**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.