



# FLEX SPACE W/ SMALL YARD FOR LEASE

2301 N Forbes, Ste 111, Tucson, AZ

## PROPERTY DETAILS

**PRICE:** N/A  
**LEASE RATE:** \$0.50/SF/MO NNN  
**TAXES (2010)** N/A  
**SIZE:** 5,449 SF  
**YOC:** N/A  
**OFFICE SPACE:** 100%  
**WAREHOUSE:** N/A  
**LAND:** N/A  
**OTHER BUILD-ING:** N/A  
**CEILING HT:** N/A  
**DOORS:** (2) 10'x10'  
**ZONING:** I-1 City of Tucson Light Industrial  
**UTILITIES:** Single phase  
**COOLING:** 100% AC  
**CONSTRUCTION:** Tilt concrete  
**YARD:** Small yard  
**ASSESSOR CODE:** 115-16-023B  
**CAM:** Yes

## COMMENTS

*This property is part of a larger building in Tucson's premier Broadbent Business Park near Grant & I-10. This space is perfect flex space with all air conditioning and very large open room spaces. Ceiling height varies and much of it is dropped ceiling. There is a small fenced yard and plenty of parking.*

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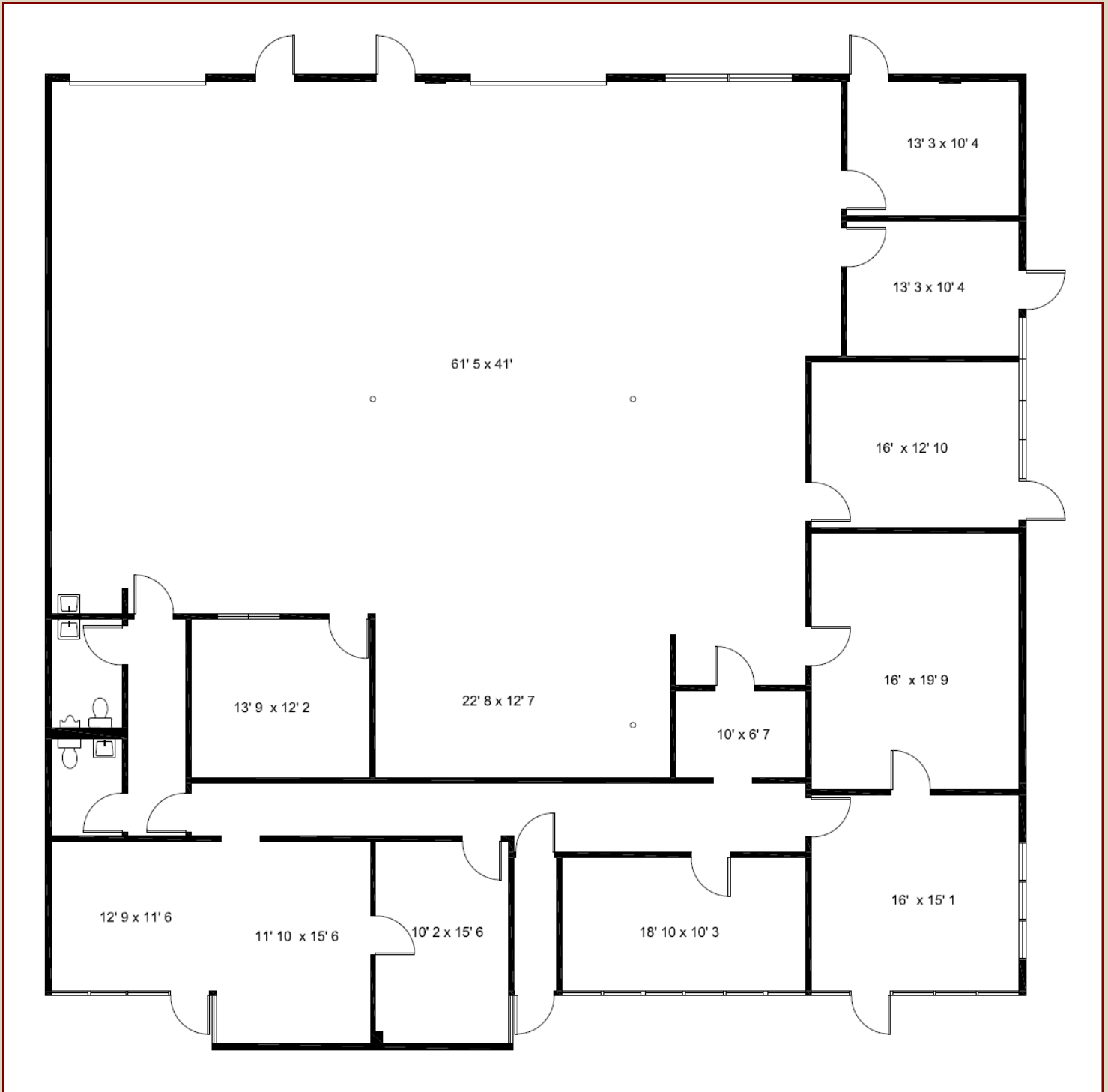


The information herein was obtained from third parties, and it has not been independently verified by the Real Estate Brokers. Buyer/Tenants should have the experts of their choice inspect the property and verify all information including the availability. Linear and area measurements are approximate,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