



BUILDING FOR LEASE

8500 S Nogales Highway, Tucson, AZ

PROPERTY DETAILS

- PRICE:** N/A
- LEASE RATE:** \$0.45 / SF MG
- TAXES (2010)** N/A
- SIZE:** 5,000 SF
- YOC:** N/A
- OFFICE SPACE:** 484 SF
- WAREHOUSE:** 4,516 SF
- LAND:** 0.5 acres
- OTHER BUILDING:** N/A
- CEILING HT:** 13' 6"
- DOORS:** (2) 10' x 12'
- ZONING:** CI-2
- UTILITIES:** 100 Amp Single Phase
- COOLING:** A/C in Office
Evap in Warehouse
- CONSTRUCTION:** Steel
- YARD:** Yes
- ASSESSOR CODE:** N/A
- CAM:** No

COMMENTS

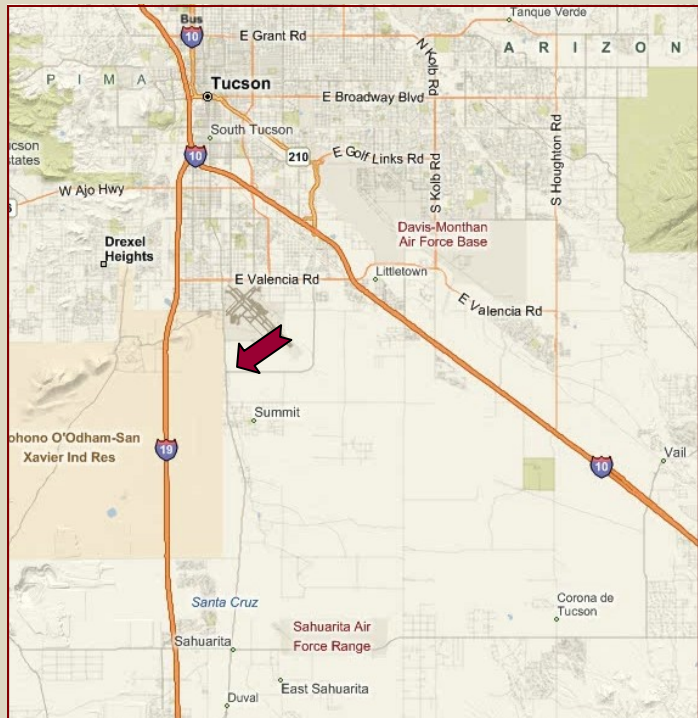
Southside Tucson industrial location just south of Tucson International Airport. This property is just north of the light at Hughes Access and Nogales Hwy. It is convenient to Raytheon and all businesses in the rapidly growing Sahuarita area.

DAVID A. GALLAHER, CCIM
 6061 E Grant Rd.
 Suite# 119
 Tucson, AZ 85712

Phone: 520.294.1610

Fax: 520.290.5293

www.tucsonindustrialrealty.com
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.