

FLEX SPACE FOR LEASE

1646 S. RESEARCH LOOP #100

Tucson, AZ

LEASE RATE: \$.65 PSF/ Mod Gross

ZONING I-1

SIZE: 3946 +/-SF

LAND: NA

OFFICE: 700 +/-SF

WAREHOUSE: 3246 +/- SF

YARD: NA

DOORS: 3 (10' x 10')

CEILING HT: 18' FT

UTILITIES: Single Phase

CONSTRUCTION: Concrete

**COOLING: HVAC Office
EVAP Warehouse**

**COMMENTS: Nice office/bullpen,
in great condition. Warehouse
space has convenient roll-up
door locations.**



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