

BUILDING FOR LEASE

4625 S. 3rd Ave., Tucson, Arizona

Tucson, AZ

PRICE **\$.50/SF Mod. Gross**

ZONING **I-1**

SIZE: **+/- 14,700 SF**

OFFICE: **+/- 2,000 SF**

YARD: **Yes**

DOORS: **(3) 18'5" x 14'**
12' x 14' (w/dock)

CEILING HT: **Ridge: 20'**
Eve: 18'

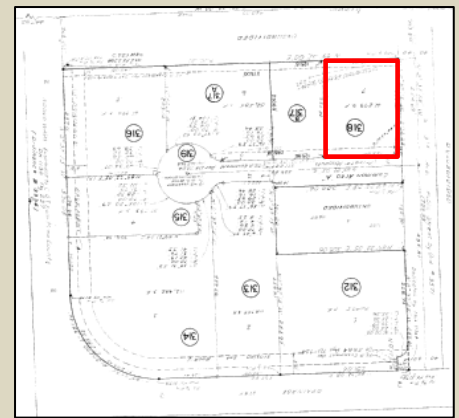
UTILITIES: **Three Phase, 480 Volt**

CONSTRUCTION: **Steel**

COOLING: **A/C in office**
Evap in warehouse

COMMENTS:

This building is conveniently located with great access to both I-10 and I-19. It would be perfect for a warehouse/distribution client or also a manufacturing company. The location offers a fenced yard with a loading dock but does not include the detached 19,000 sf building in the rear. This facility is located in the Tucson-Pima Co. Enterprise and Empowerment zone.



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



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