

DISTRIBUTION/SHOWROOM FOR LEASE

4651 S. Butterfield St., Ste 102

Tucson, AZ

LEASE RATE: \$.65 SF/NNN

ZONING CI-1
(County Light Industrial)

SIZE: 11,130+/- SF

OFFICE: 3,200+/- SF

SHOWROOM: 1,100 +/- SF

WAREHOUSE: 8,030 +/-SF

YARD: small

DOORS: (6) 3 GL, 3DL

CEILING HT: 18 FT

UTILITIES: Normal-3 phase

COOLING: AC Office
Evap Warehouse

COMMENTS: This Warehouse/showroom space at 11,130 sf is the north end of the building and has a very open floor plan that combines warehouse and office and/or showroom. The building is located in one of Tucson premier business parks named Butterfield Business Center. Access to I-10 is three minutes! The space is perfect for material sales/storage / distribution or even manufacturing. The building is in excellent appearance and condition and is available for immediate occupancy.

DAVID A. GALLAHER, CCIM

6061 E Grant Rd.

Suite# 119

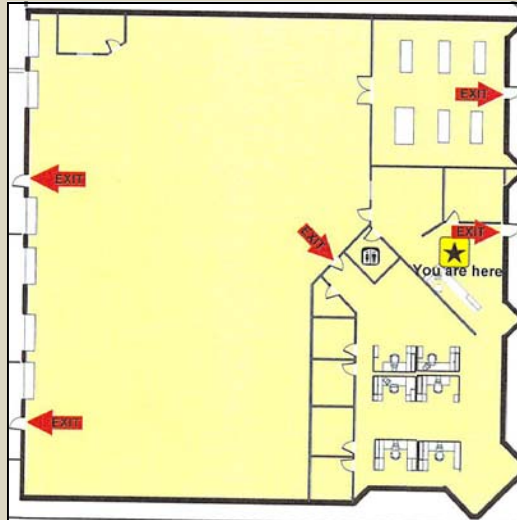
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