

TUCSON BUSINESS PARK

4275–4285 South Santa Rita
Tucson, Arizona



CONTACT:
RICK VOLK
(520) 326-3200

AVAILABLE:

<u>Suite</u>	<u>Size</u>	<u>Office</u>	<u>Loading</u>
4281	4,695 SF	≤30%	Truck well bay and grade level door

RENT: 59¢ per SF/month,
modified gross

ZONING: I-1, Light Industrial
(City of Tucson)

SPRINKLERS: Yes

CEILING HEIGHT: +/- 16 Feet

Rents include the standard build-out and will be adjusted based on additional improvements required, length of lease, and increases. Rents are quoted on a modified gross basis, with tenant paying increases in real estate taxes, insurance and common area charges over the base year, as well as annual increases in base rent. All sizes and percentages approximate.

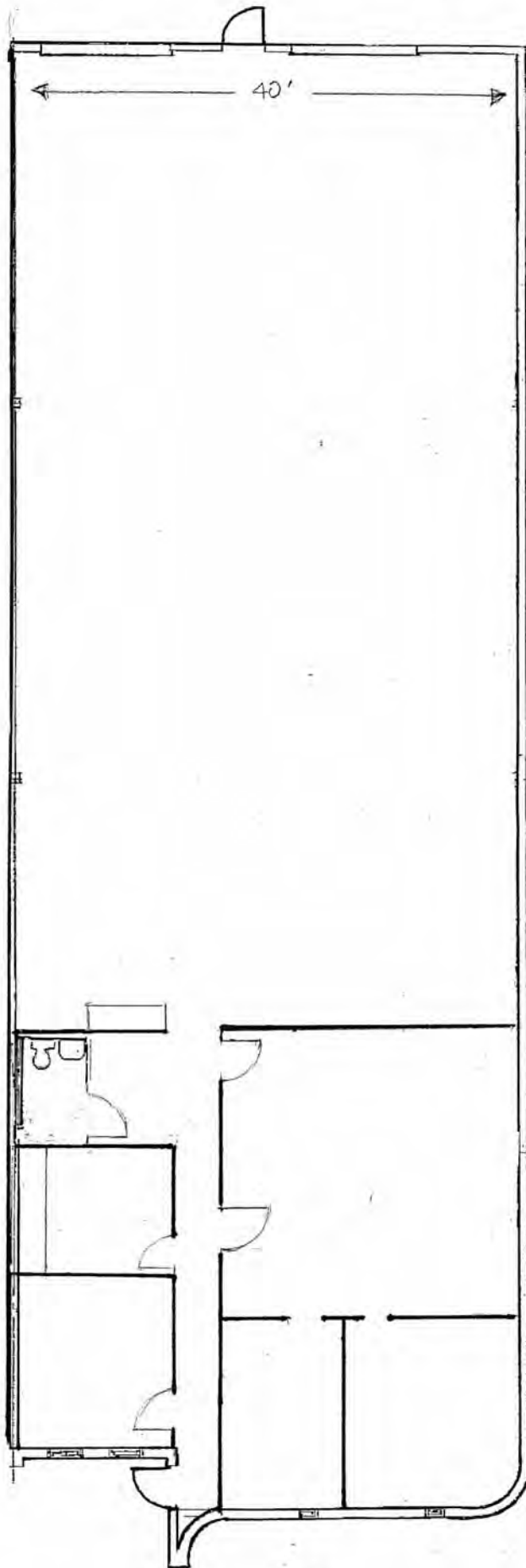


The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

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Tucson, Arizona 85716
Phone: 520-326-3200
Fax: 520-327-7906

OWNER/AGENT: An Arizona licensed real estate agent or broker at Volk Company has an ownership interest in this property.

EXISTING LOADING DOCKS



Not to scale. For illustration purposes only.