

FOR LEASE

BOURN PARTNERS, LLC

4201 S. SANTA RITA | Tucson, Arizona



Property Address: 4201 S. Santa Rita
(Southeast of Park and Ajo)

Tax Parcel #: 132-17-1390

Property Taxes: \$44,307

Space Available: **Suite 101** **Suite 103**
3,998 SF 4,073 SF

Space Description: Manufacturing/warehouse space with flexible office space. Landlord will reconfigure office space to meet tenant's needs.

Total Building Area: 25,054 SF (12,613 SF Available)

Land Area: 2.53 Acres/110,296 SF

Year Built: 1979

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

of Grade Level Doors: 1

of Dock High Doors: 2

Clear Ceiling Height: 18'

Power: 120/208V 3-phase 600 Amps
480/227V 3-phase 800 Amps

Cooling Type: Evap & AC

Heating Type: Electric

Property Description: Centrally located multi-tenant industrial buildings situated on 2.53 acre lot.

Property Highlights:

- Centrally located
- Easy I-10 access
- 2 ea. dock-high loading
- 1 grade-level door
- 18' clear height
- Flexible office space

Lease Rate: **\$.50/SF/MO., NNN (\$.22/SF, Est. NNN)**



Property Representatives:

DAVID BLANCHETTE  **POWER BROKER**

RON ZIMMERMAN  **POWER BROKER**

Industrial Services Group

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