



FOR LEASE

BOURN PARTNERS, LLC

4221 S. SANTA RITA AVE. | Tucson, Arizona



Property Address: 4221 S. Santa Rita Avenue
(Southeast of Park & Ajo)

Tax Parcel #: 132-17-1390

Property Taxes: \$19,016.00 (2007) Pro Rata Share

Space Description: Office/warehouse/manufacturing space
with flexible floor plan for the
warehouse/manufacturing space.

| | | | |
|-------------------------|------------------|------------------|------------------|
| Available Space: | Suite 111 | Suite 112 | Suite 113 |
| | 8,820 SF | 4,780 SF | 2,576 SF |

Total Building Area: 18,828 SF

Land Area: 2.53 Acres/110,296 SF

Year Built: 1979

Zoning: I-1, Light Industrial (Pima County)

of Dock High Doors: 1

of Grade Level Doors: 3

Clear Ceiling Height: 18'

Power: 240/480 Volt, 750 Amps, 3-phase

Cooling Type: AC/Evap

Property Description: Centrally located multi-tenant industrial building situated on 2.53 acres, plenty of parking together with flexible floor plan.

Property Highlights:

- ▶▶ Centrally located
- ▶▶ Easy access to I-10
- ▶▶ Grade & dock well loading
- ▶▶ Divisible from 2,580 SF to 7,356 SF

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



Property Representatives:

DAVID BLANCHETTE **POWER BROKER**

RON ZIMMERMAN

Industrial Services Group

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