

**FOR
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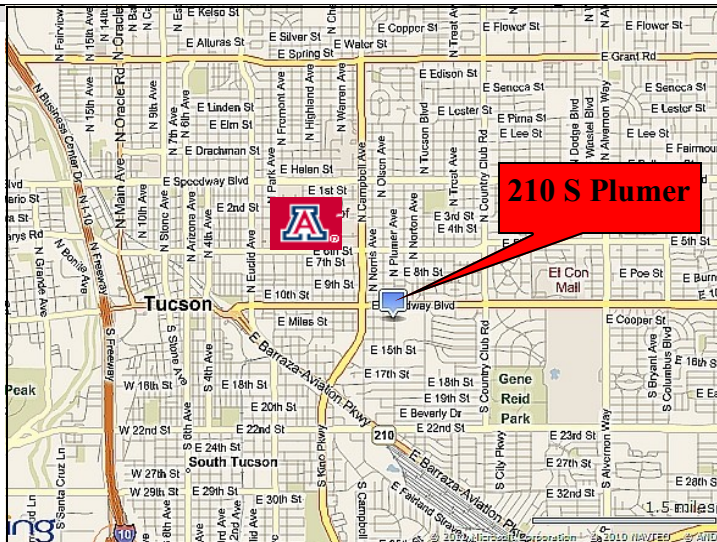
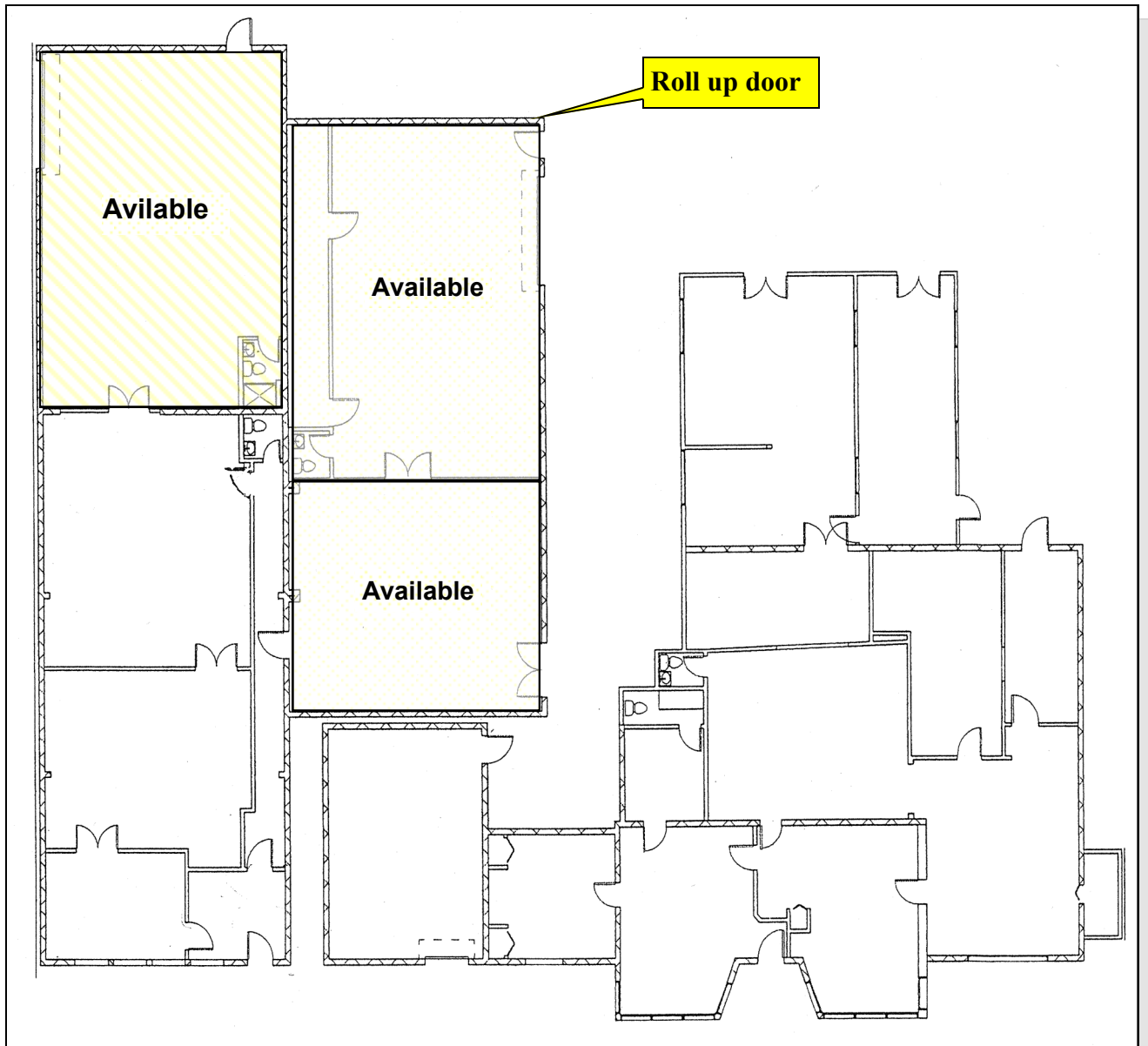
210 S. Plumer

Total SF Available:	2,000± sf - Can be Subdivided To 800sf OR 1,200sf
Lease Rate:	\$.50
Lease Type:	NNN
NNN Estimate (2009):	\$.20
Monthly Rent:	\$1,400 plus NNN
Signage:	Per city code
Zoning:	I-1
HVAC:	Total Space Heated and Cooled
Electric:	1 10V + 220V (400 AMPS) Three Phones
Fence area/ Roll up door:	Yes (off 12th street)
Floor Drain:	Yes

Comments: Convenient warehouse near U of A, CBD and Sam Hughes Neighborhood. 2 large rooms with small entrance. Great central Tucson location. Adjacent yard could be available. Easy access to I-10. separate rest rooms, modular office, storage area, 2 sinks, skylights and four entrances.

Exclusively Represented by:
Tucson Realty & Trust Co.
Terry Lavery, CCIM, CPM, GRI
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