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2440-2460 N. Flowing Wells

- **SPACE AVAILABLE:** 22,028± sf (4,777± sf office)
- **BUILDING SIZE:** 34,128 sf
- **PARCEL SIZE:** 2.77± Acres
- **CEILING HEIGHT:** 23'
- **LOADING:** 4 Grade level (12' x 12')
1 Dock (10' x12')
- **POWER:** 2-200 Amp panels, 120/240 volt and
(1) 100 amp panel, 120/240 volt
- **ZONING:** I-1 (City of Tucson)
- **HEATING/COOLING:** Office/HVAC, Warehouse/Evap. cooled
- **BATHROOMS** 3
- **SPRINKLERED** Warehouse

COMMENTS: Sublease through 8/31/09. Additional time period negotiable. Tenant has excluded subleasing to their competitors. Current tenant does not have C. of O. Call for details.

\$0.49/sf (NNN)

Exclusively Represented by:
Chuck Blacher
Tucson Realty & Trust Co.
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