

INDUSTRIAL/FLEX WAREHOUSE FOR LEASE

4850

S Park Avenue

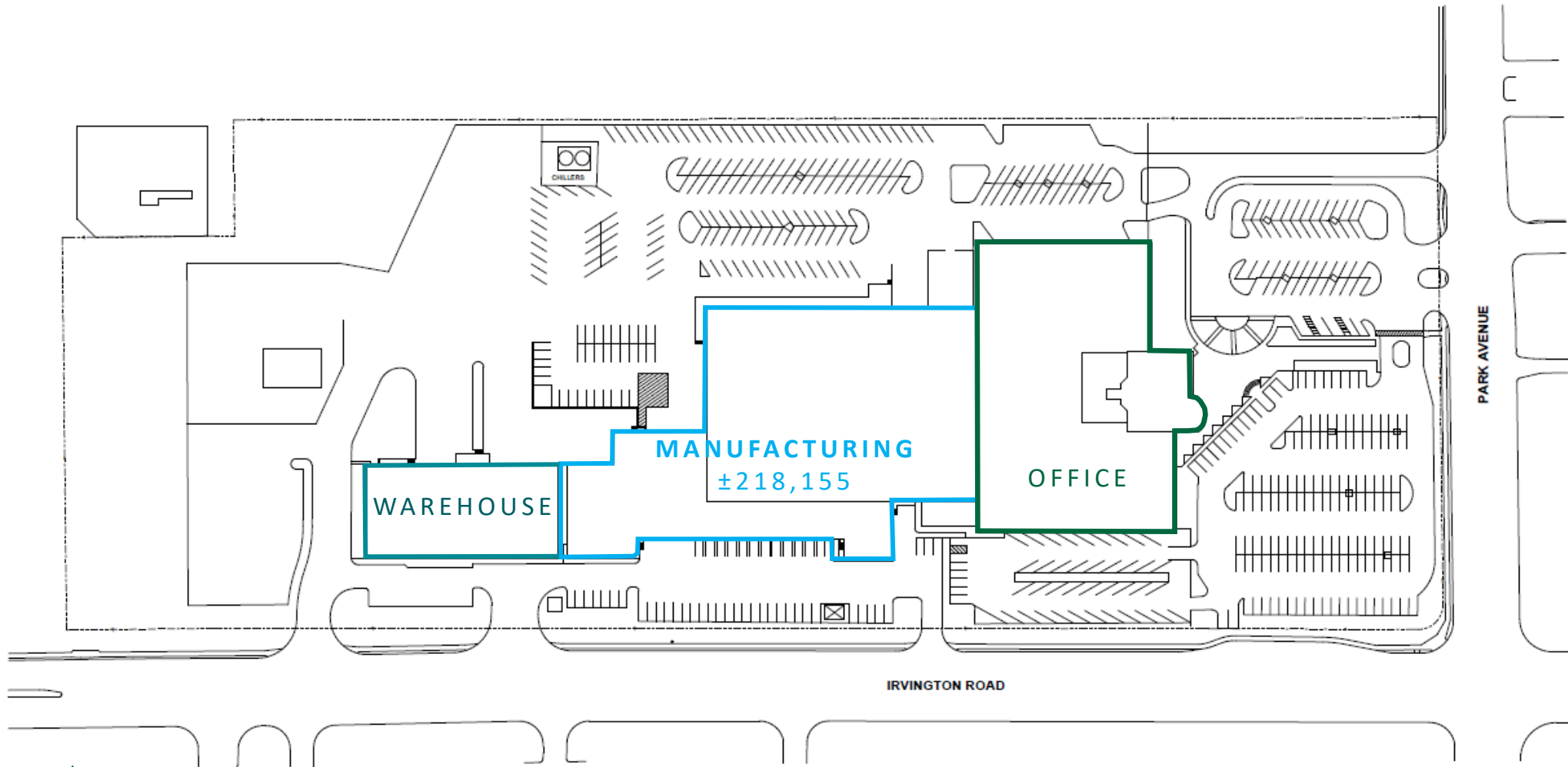
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Property Highlights

Building Size	±220,816 SF
Lease Rate	\$0.75/SF/Mo, NNN
Clear Height	18'
Year of Construction	1973
Zoning	Building - I-1, Light Industrial (City of Tucson) Parking Lot - CI-2, Commercial (City of Tucson)
Loading	12 docks 2 grade
Power	Two 2,500 KVA transformers, primary feed 13.8KV, and secondary feed 4-16 KV480 volts, 3-Phase serving the property. New 3,000 amp 480V 3-Phase and 600 amp 480V 3-Phase serving the West end of the building.
Water	2" line for each 3 lines
Sewer	4" line for each 3 lines
Gas	4" line
Notes	• Plumbing and water lines have been replaced • Brand-new 600-ton chiller and two new chilling towers and 450-ton back-up chiller Pumps replaced in 2023 • Brand-new roof installed in 2025 with a 30-year warranty

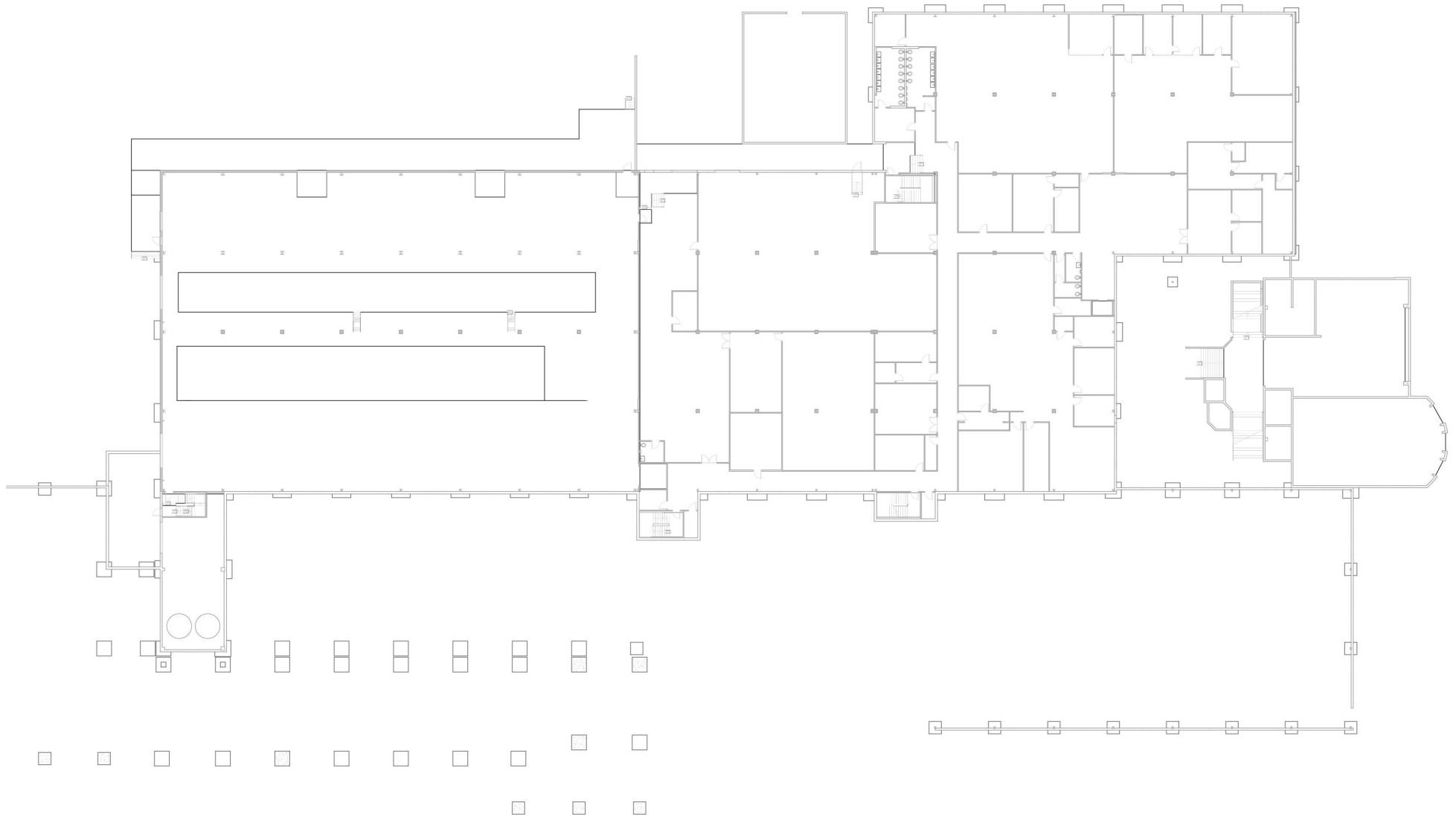


Site Plan



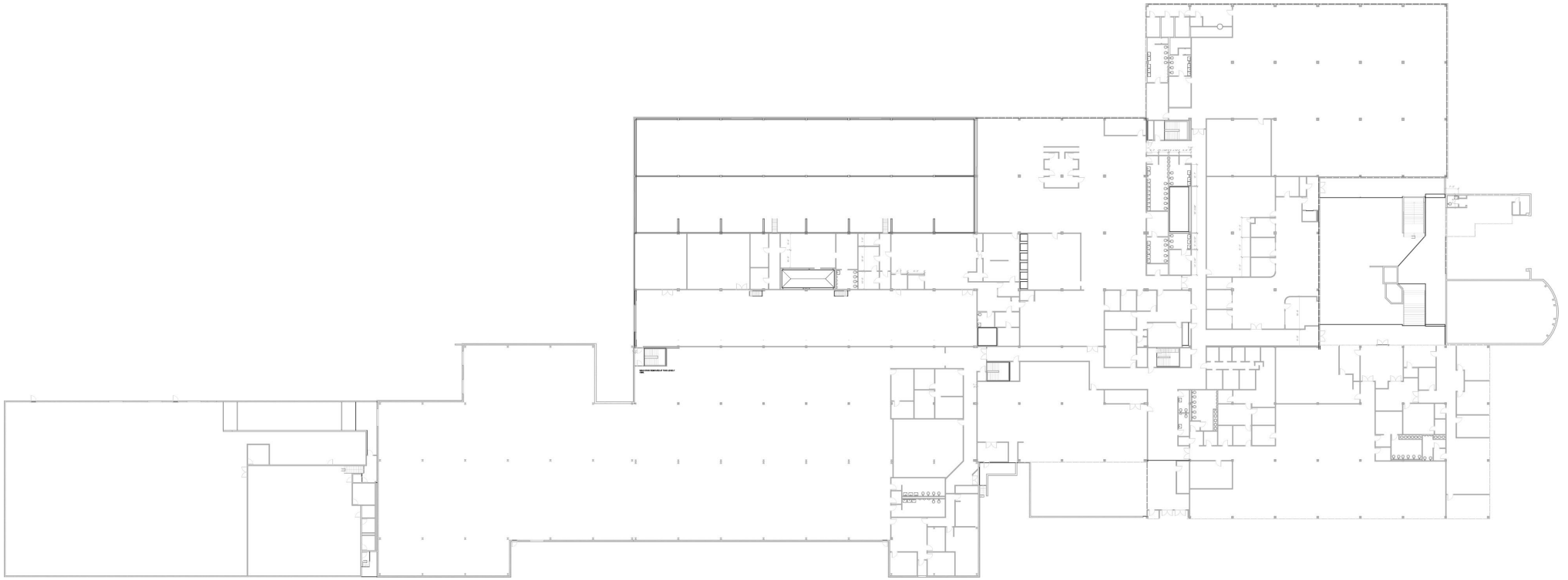
Not to Scale

Floor Plan - Lower Level



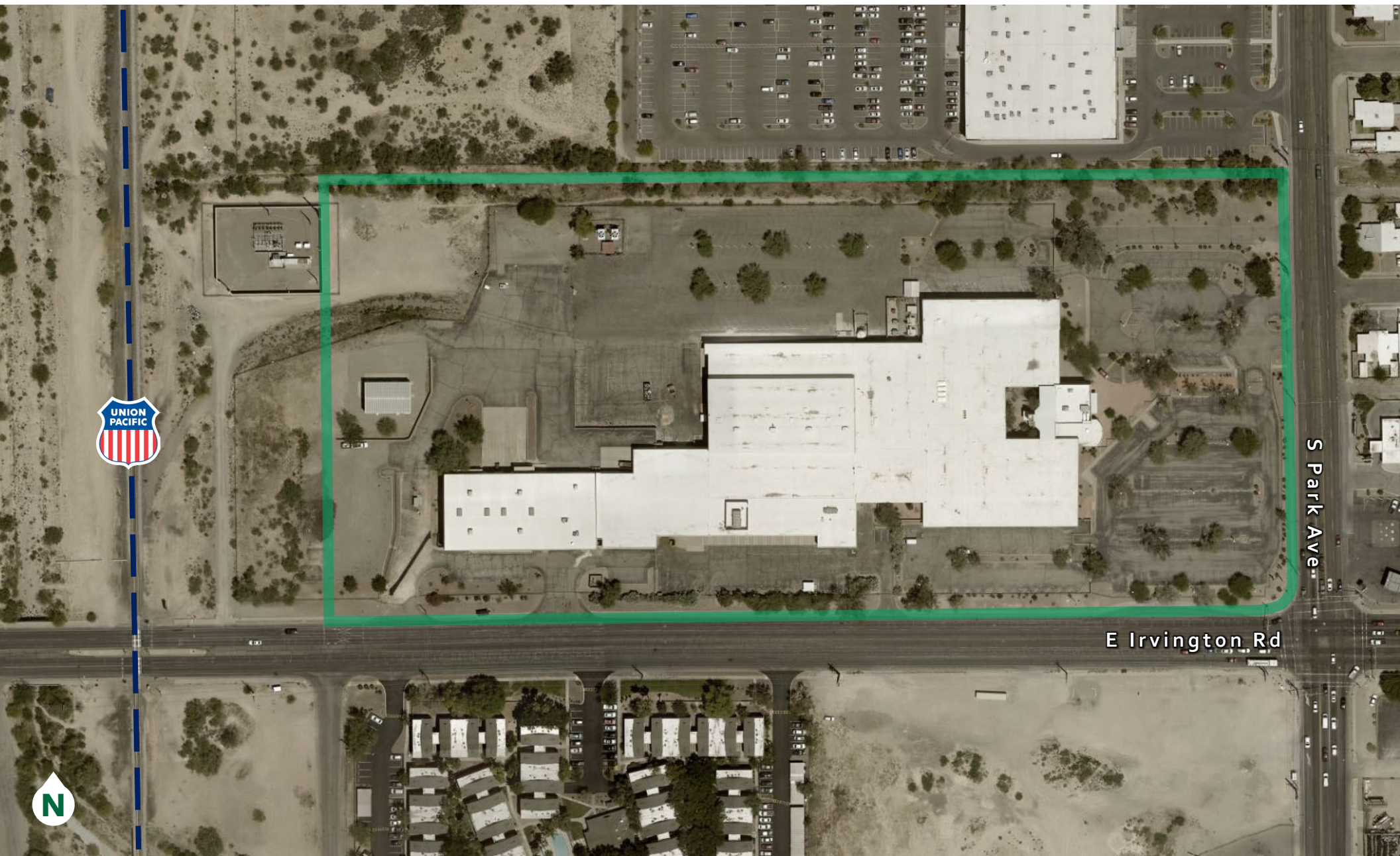
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Floor Plan - Upper Level



Not to Scale

Property Map



Aerial Map



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