

6700 S. PELLA DRIVE  
TUCSON, AZ 85746



FOR LEASE  
± 263,937 SF TOTAL

MANUFACTURING / DISTRIBUTION  
CENTER & OFFICE



#### PROPERTY DETAILS

|                |                               |
|----------------|-------------------------------|
| BUILDING SIZE  | 263,937 SF (divisible)        |
| OFFICE SPACE   | 40,000± SF                    |
| LOT SIZE       | 1,121,907 SF (25.75 Acres)    |
| AGE            | 1989                          |
| CONSTRUCTION   | Concrete Tilt-Up              |
| CEILING HEIGHT | 28'                           |
| LOADING        | Grade & Dock High             |
| HVAC           | AC (office), Evap (warehouse) |
| POWER          | 5,000 KVA                     |
| ZONING         | I-1 (Light Industrial)        |
| TAXES          | \$158,876.25 (2016 2 Parcels) |

#### PROPERTY FEATURES

- Foreign Trade Zone offers duty & property tax savings
- Large Land parcel – truck, employee parking
- Functional office, distribution space

#### Lease Rates:

Front Half – 45¢/SF Per Month NNN

Back Half – 40¢/SF Per Month NNN

Entire Building – 35¢/SF Per Month NNN



For more information, please contact:

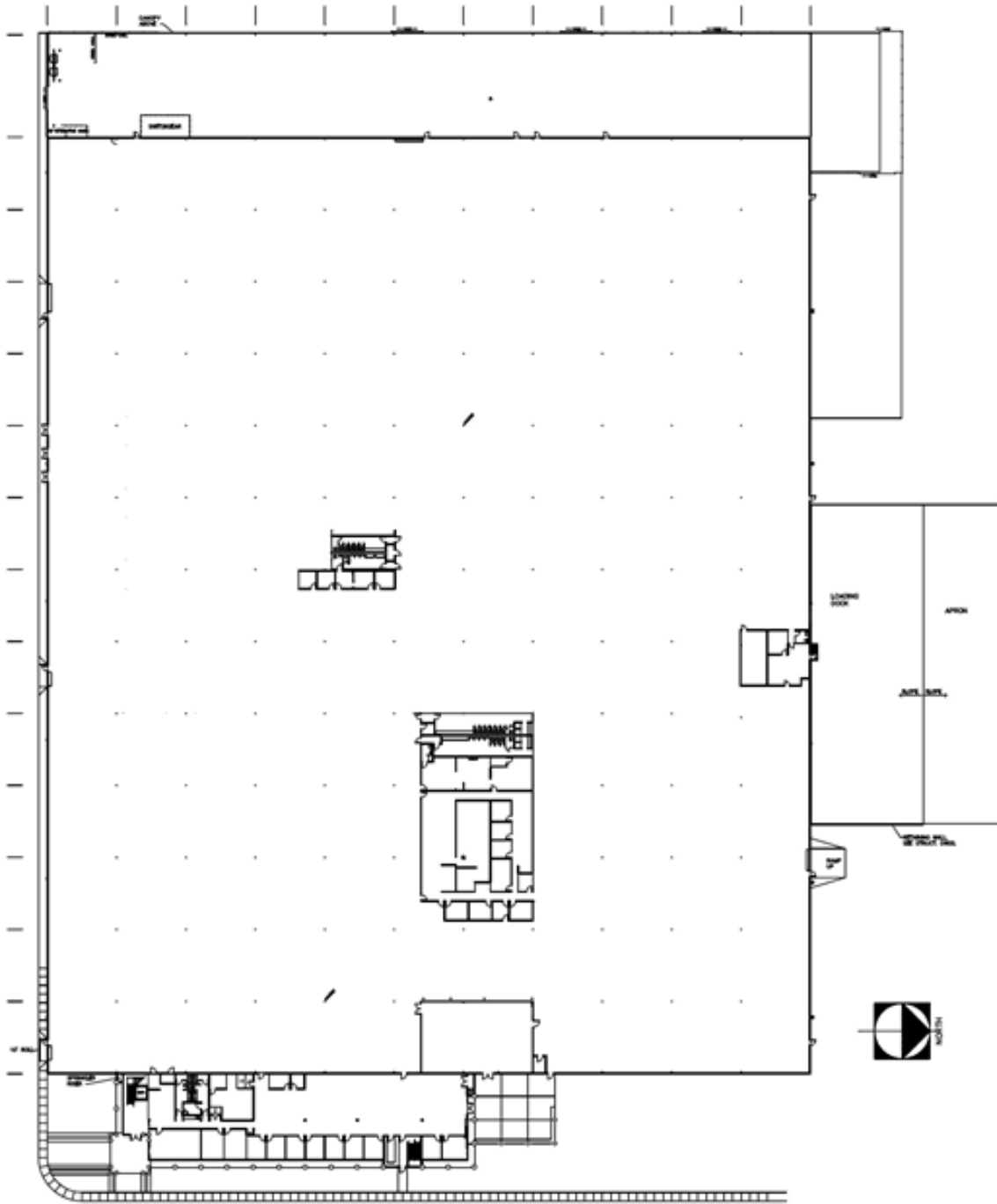
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# 6700 S. PELLA DRIVE FOR LEASE

± 257,600 SF  
FOR LEASE



## FLOOR PLAN

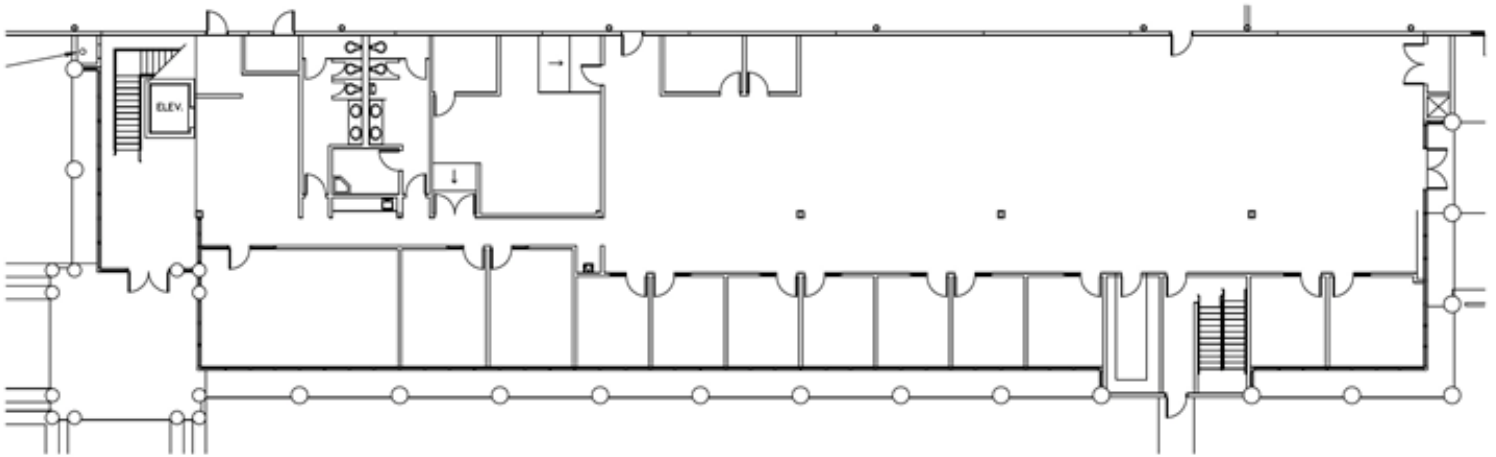
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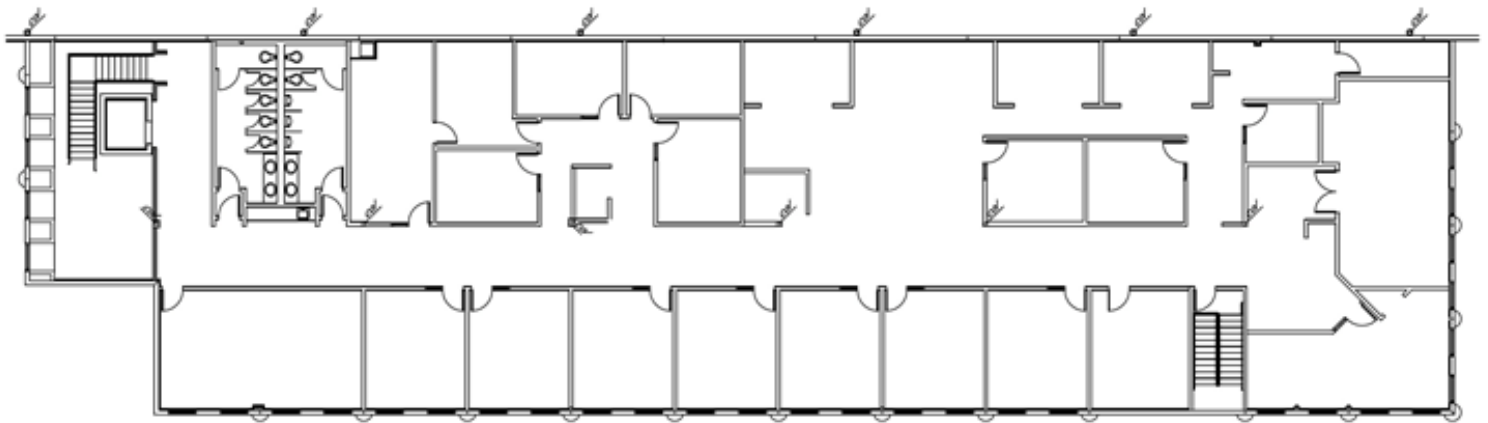
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First Floor Office



Second Floor Office



OFFICE FLOOR PLAN

For more information, please contact:

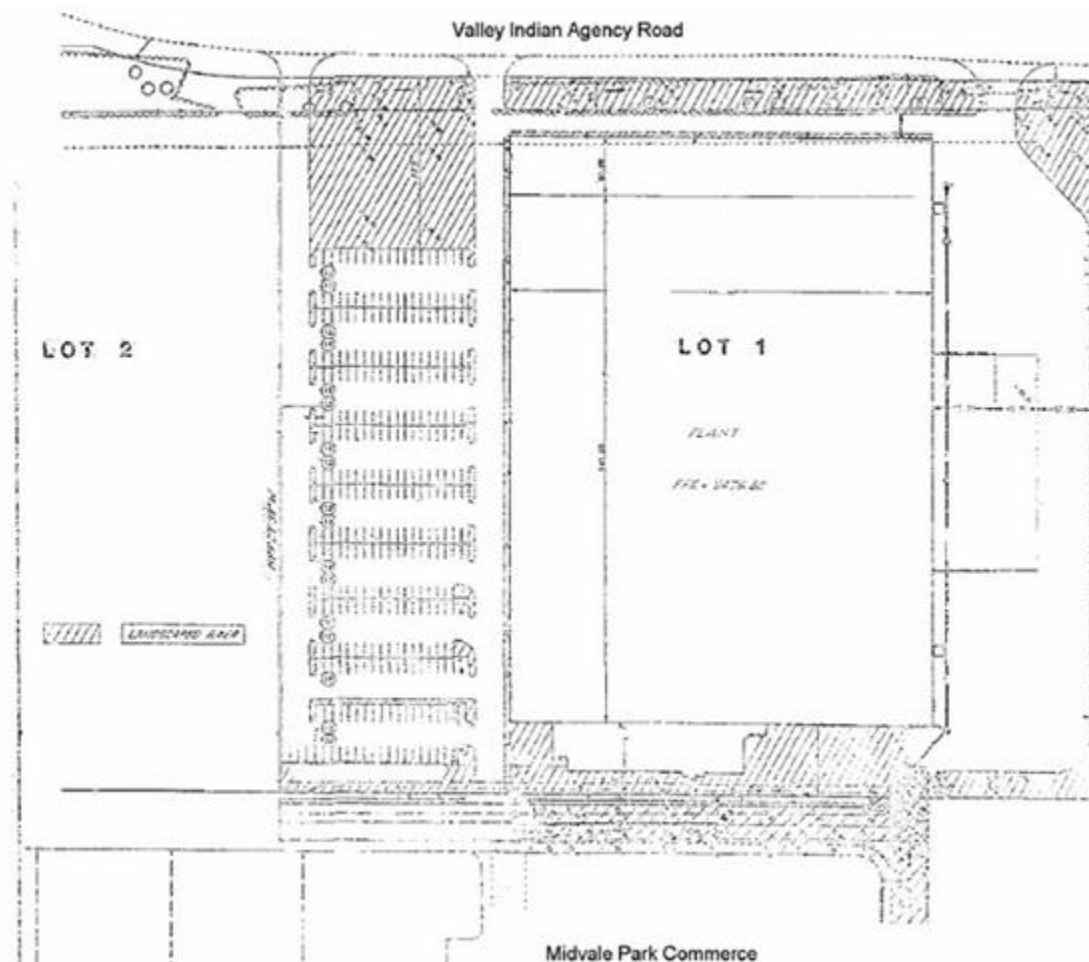
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## Foreign Trade Zone benefits:

- Lower inventory costs
- Defer, reduce and/or eliminate U.S. Customs Duties
- Distribution savings
- Elect preferential duty rates
- Property tax reclassification (after meeting Pima County qualifications)



SITE PLAN

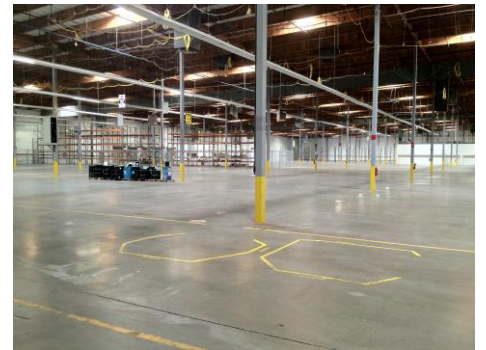
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## AERIAL VIEWS

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