



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

Cold Storage with Office Nogales, AZ



FOR LEASE

Size: Approximately 31,644 SF C.A.B. Produce's Cold Storage Facility (PRIMUS GFS) with Office

This turn-key facility was revamped in 2013 and is located at 2527-A N. Grand Avenue. The facility is private, in town and close to the border. Not in the flood zone! Ready for immediate occupancy.

Warehouse	± 28,737 SF
Storage Space:	(9,000 SF Racked)
Office Space:	± 2,907 SF
Capacity:	55 Truckloads Daily 1100 Pallets
Ceiling Height:	14', 22', 24'
Loading Docks:	10
Parking Capacity:	20 Trucks, 20 Cars

Features: Kitchen, Conference Room, 6 Bathrooms
Security cameras throughout

Lease Rate:
\$10.00 psf
Modified Gross

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