

3191 E 44th Street

FOR LEASE
INDUSTRIAL ±10,678 SF

TUCSON, ARIZONA



CBRE

Property Overview

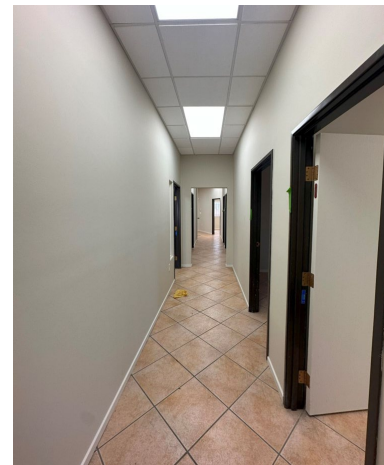
Industrial Property with Fenced and Secured Yard

- Newly Painted
- New LED interior & Exterior lighting
- Mechanic shop with lifts
- Deisel Tank
- Fully Fenced Property
- Electric gate with perimeter security
- 24/7 security
- New and updated Kitchen & reception
- Commercial Grade large capacity Ice Machine
- Conference room



LEASE RATE	\$1.00/SF/Month, NNN	
TOTAL AVAILABLE	±10,678 SF	
LOT SIZE	±1.49 Acres	
ASSESSOR PARCEL NO.	132-04-2740	
ZONING	I-1, City of Tucson	
SECURITY	Security cameras and perimeter motion sensors for the yard.	
BUILDING SIZE	WAREHOUSE/SHOP	OFFICE
	±5,133 SF	±5,545 SF
YEAR OF CONSTRUCTION	2008	1999
	5 drive-in doors (20' x 12' roll-up)	1 roll-up door (covered up)
CLEAR HEIGHT	16'	
AIRLINES	Throughout the shop	

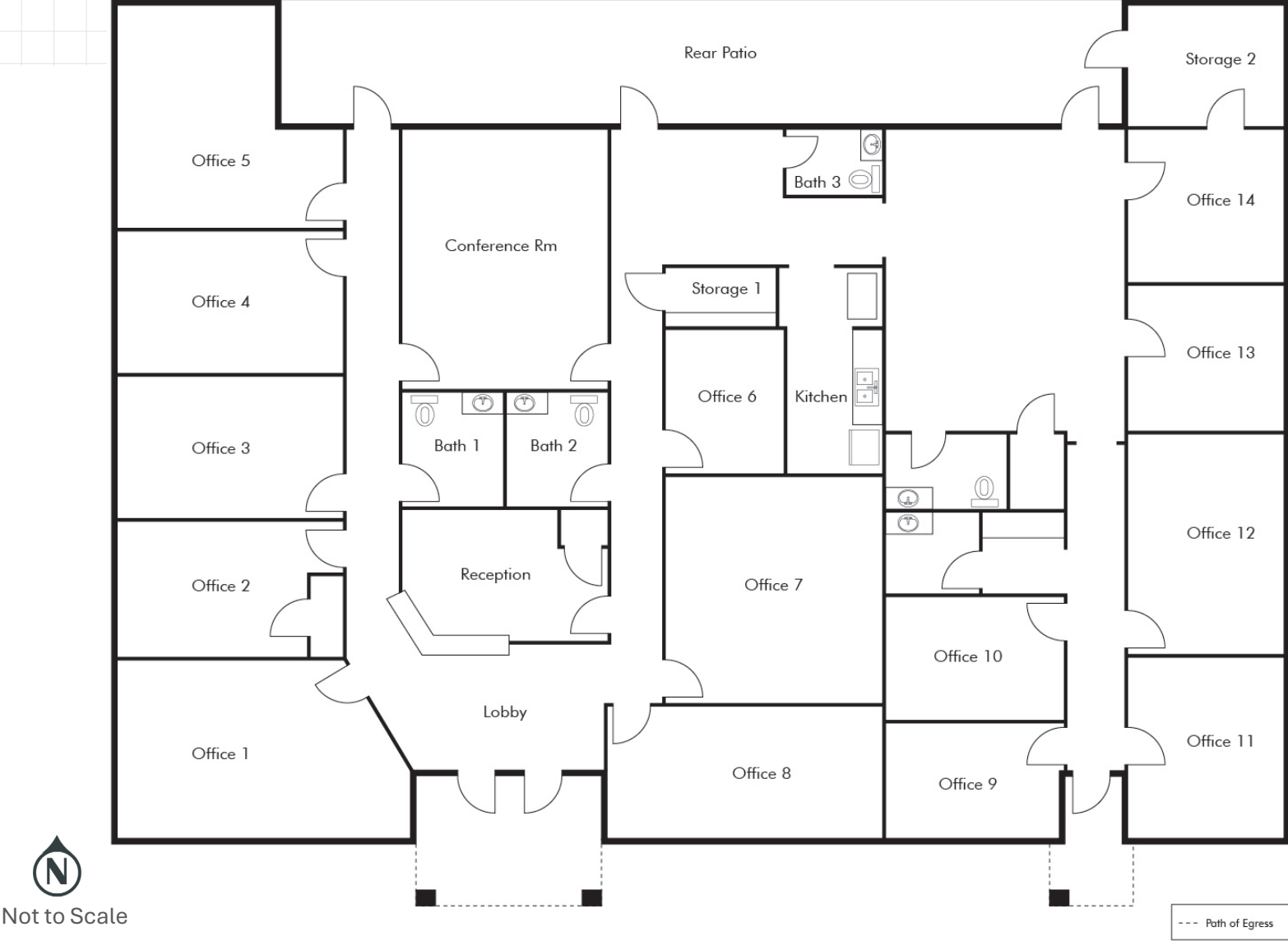




Office Space

- Approximately ±5,545 SF
- Reception/lobby area
- Conference room
- Kitchen Area
- 14 Private Offices
- 5 Bathrooms
- 1 roll-up door (covered up)

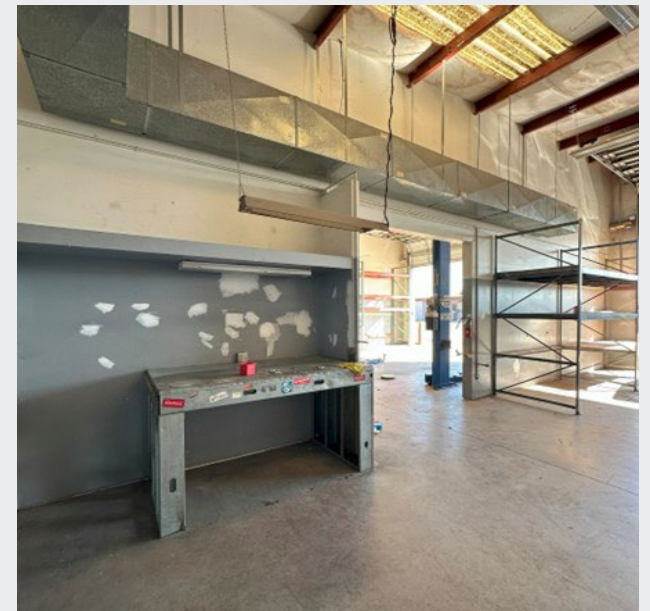
Office Floor Plan | ±5,545 SF



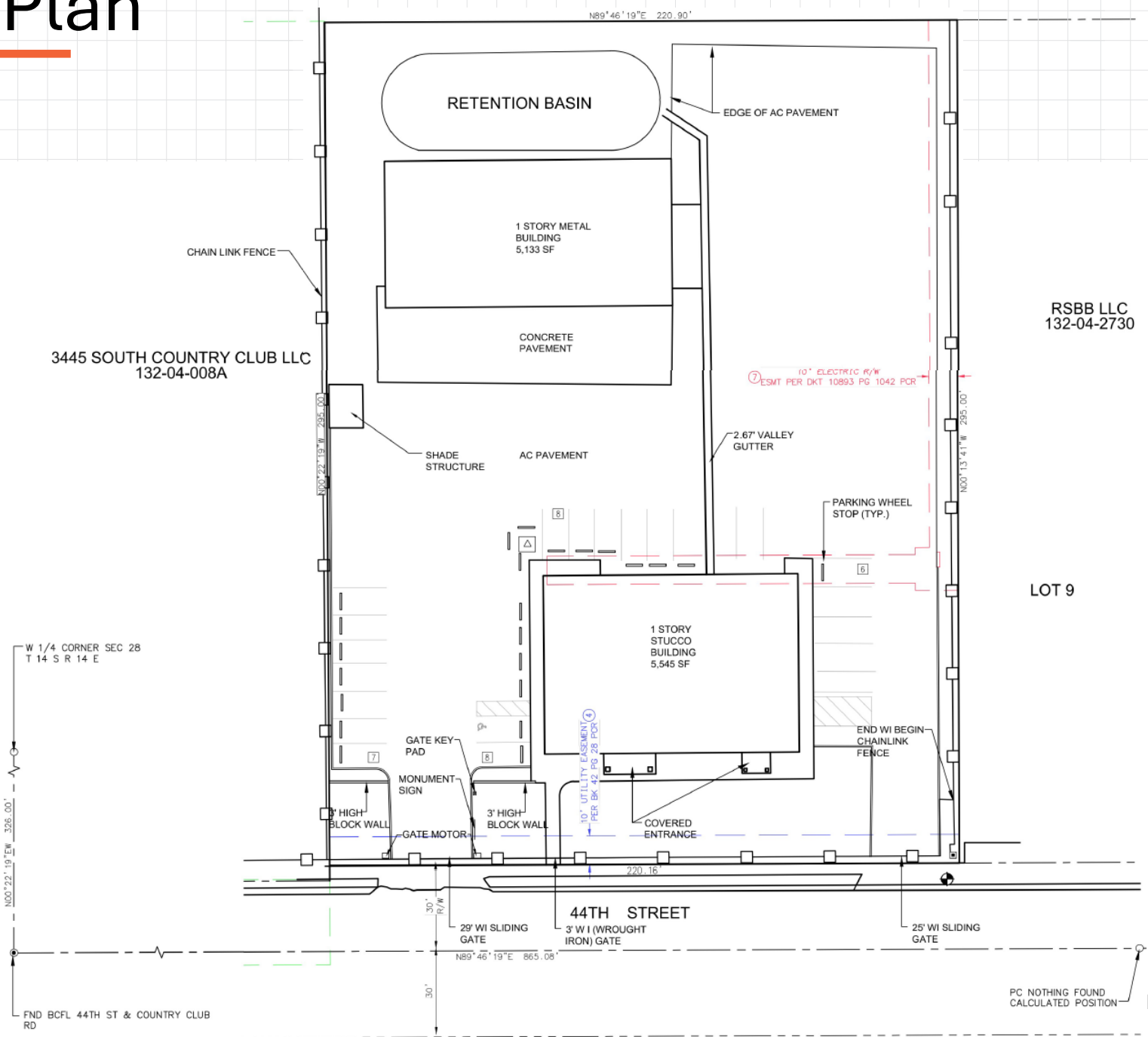


Warehouse / Shop

- Approximately ±5,133 SF
- 5 drive-in doors (20' x 12' roll-up)
- Clear height of 16'
- 1 Office
- 1 Bathroom with shower

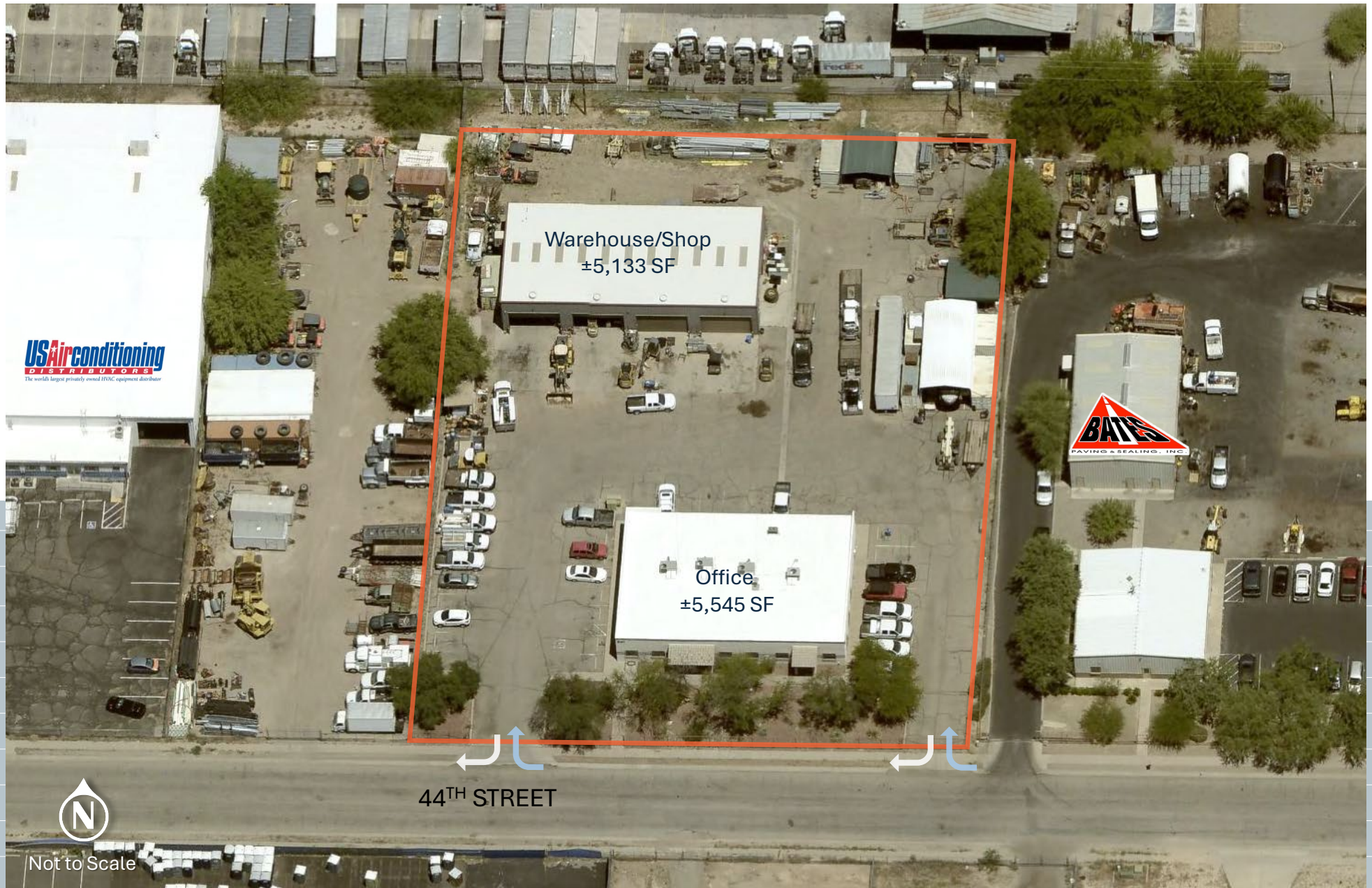


Site Plan



Not to Scale

Aerial



Neighborhood Map



FedEx
Freight

3191 E 44th St

US Air Conditioning



Core
Machinery

Southwest
Solutions
Air Used Parts.com
Honest Quality Auto Parts LLC

44th St

United
SITE SERVICES

Canco

Tucson Diversion Channel

WILLSCOT

ADOT
Arizona Department
of Transportation

Maaco
Automotive Bodywork

R&R
Products

CONCRETE
DESIGNS INC

sun van

SUN LAND

CALIBER
COLLISION

Ajo Way

eegee's
corporate

Banner Health



Not to Scale

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FOR LEASE | INDUSTRIAL

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CBRE

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