

3191 E 44th Street

FOR LEASE

INDUSTRIAL \pm 10,678 SF

TUCSON, ARIZONA



CBRE

Property Overview

Industrial Property with Fenced and Secured Yard

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

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.

	WAREHOUSE/SHOP	OFFICE
BUILDING SIZE	±5,133 SF	±5,545 SF

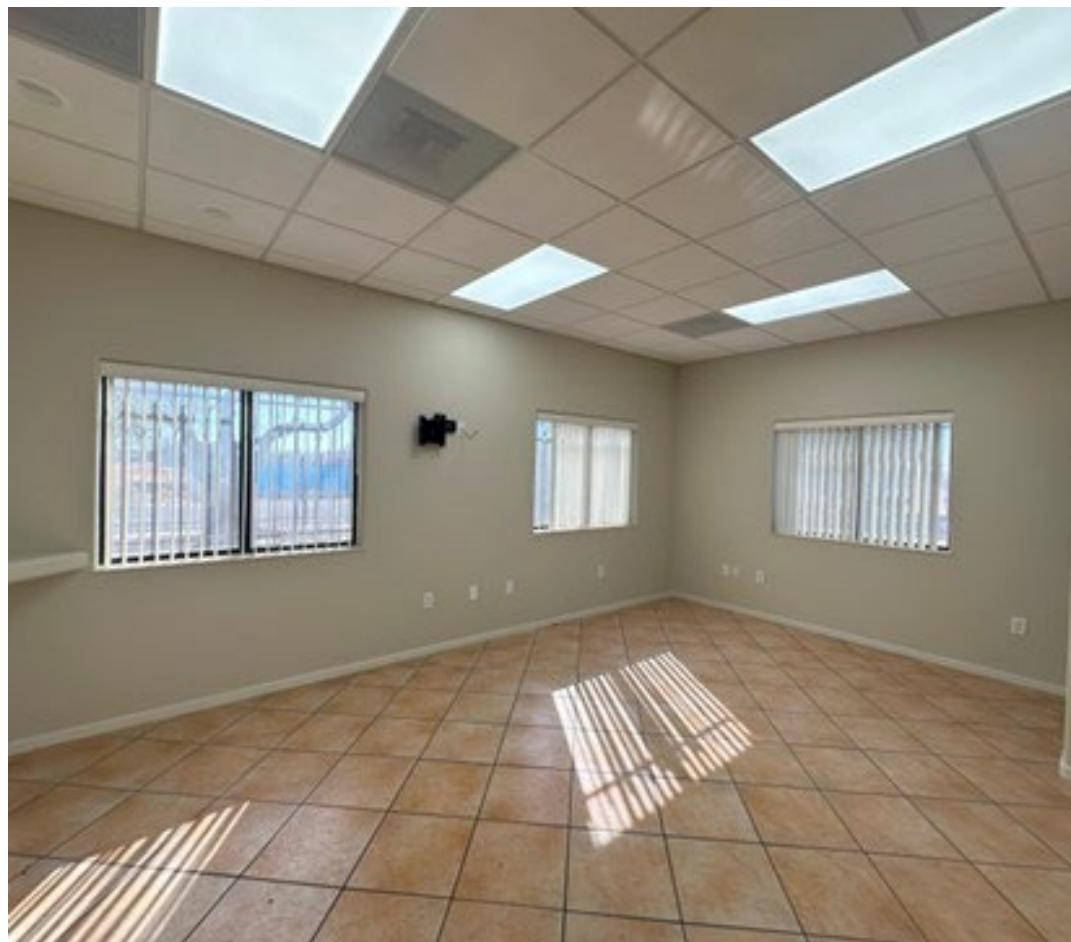
YEAR OF CONSTRUCTION	2008	1999
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LOADING	5 drive-in doors (20' x 12' roll-up)	1 roll-up door (covered up)
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CLEAR HEIGHT	16'
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AIRLINES	Throughout the shop
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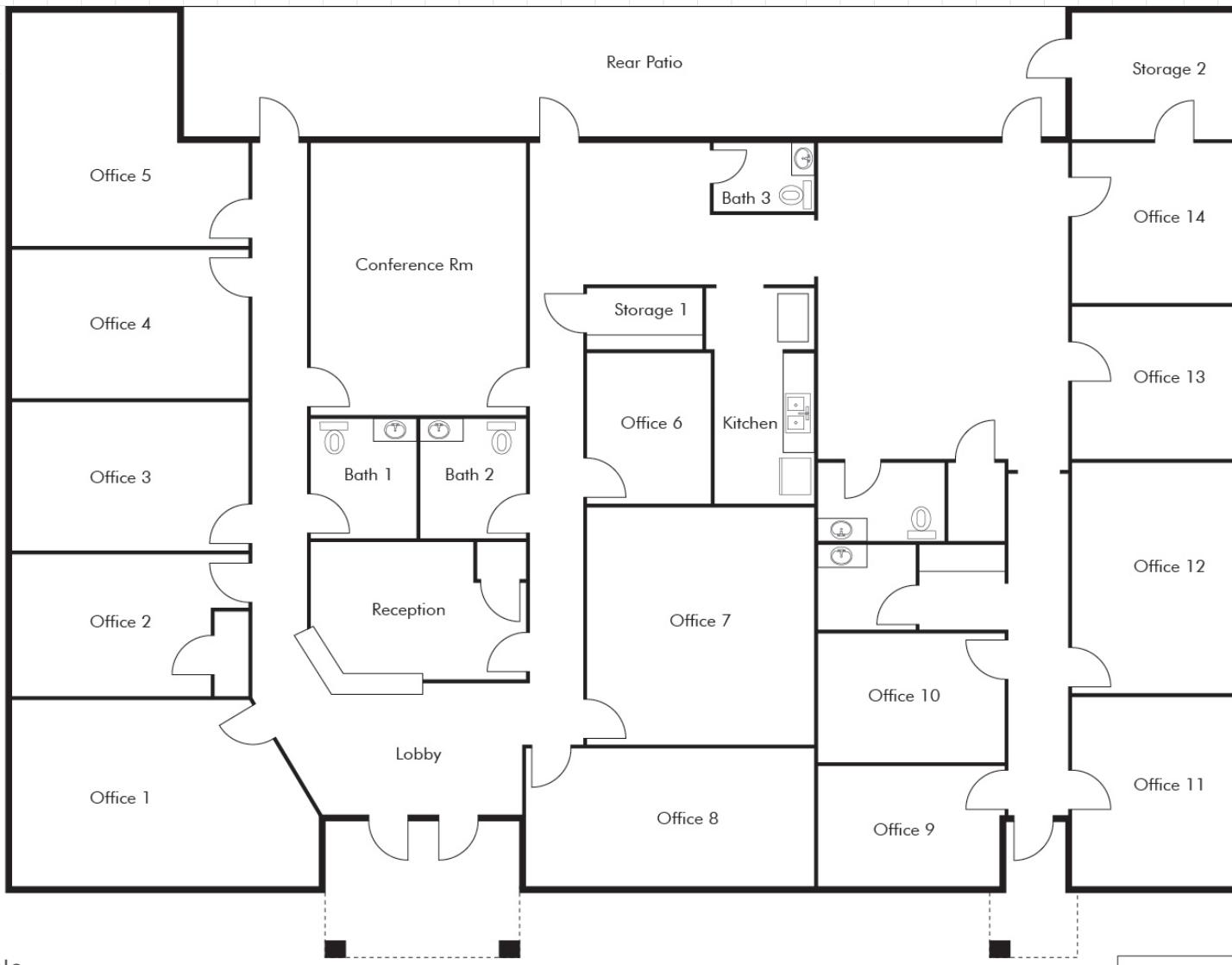




Office Space

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

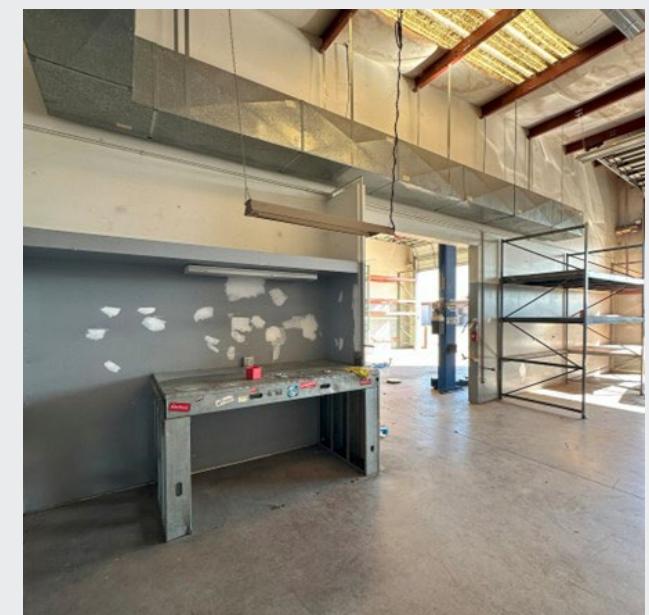
Office Floor Plan | ±5,545 SF



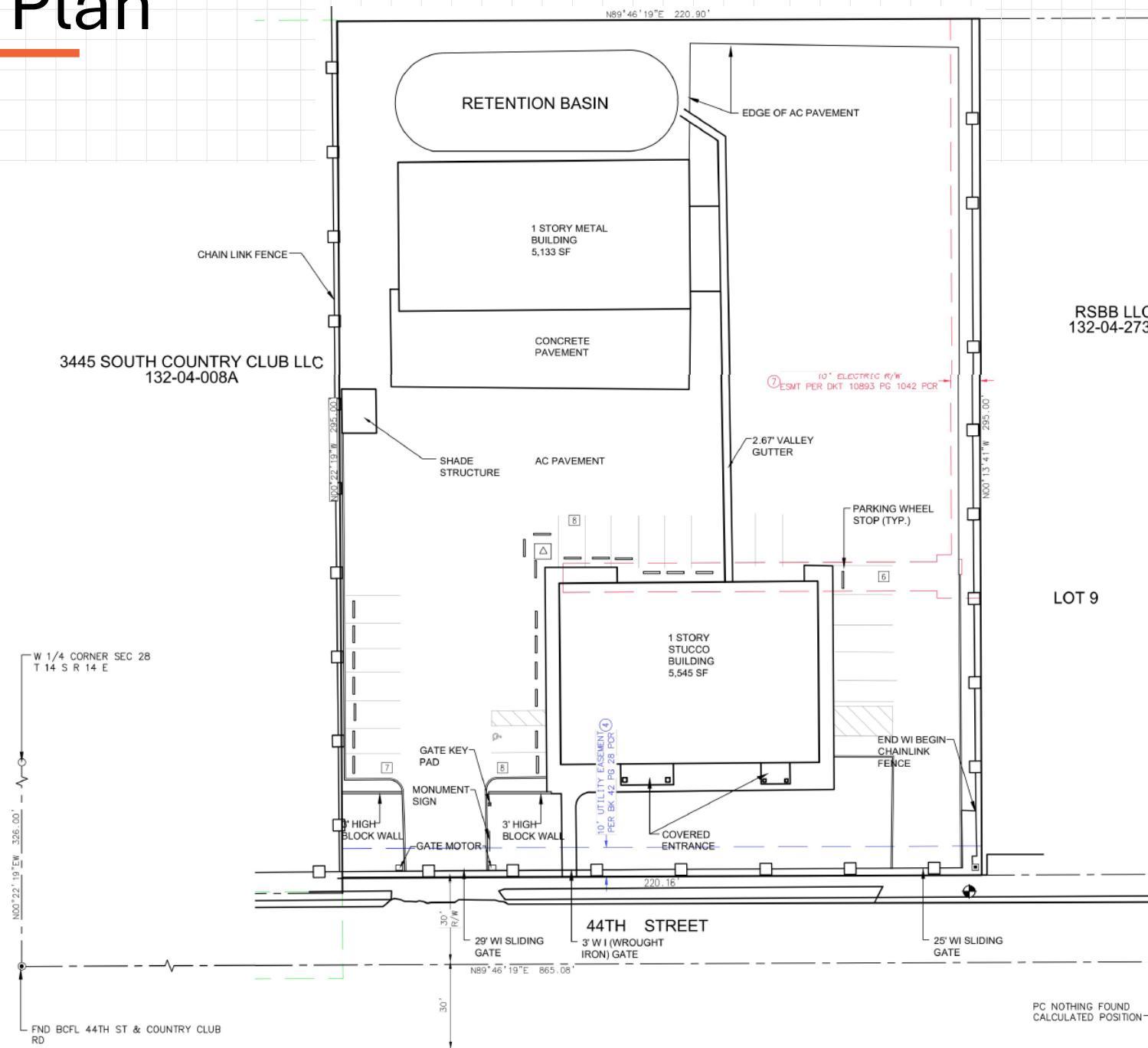


Warehouse / Shop

- 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

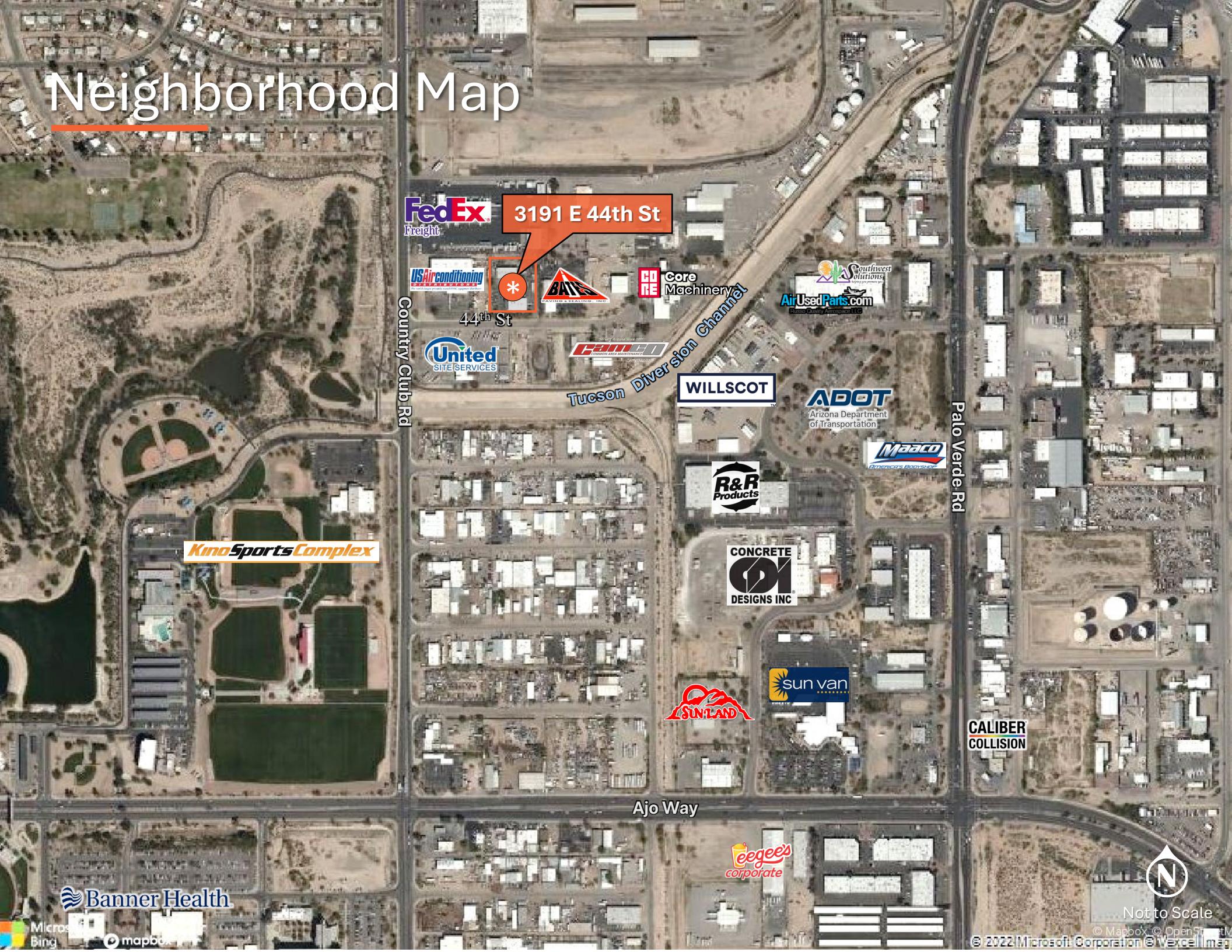


Not to Scale

Aerial



Neighborhood Map



Not to Scale



3191

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