

OUTDOOR STORAGE FOR LEASE

4550 E LOS REALES RD | TUCSON, AZ 85756



LEVROSE
COMMERCIAL REAL ESTATE



Cameron Miller
Advisor
480.294.6584
cmiller@levrose.com

Mark Cassell
Partner
480.289.4227
mcassell@levrose.com

Landon McKernan
Partner
480.294.6571
lmckernan@levrose.com

PROPERTY DETAILS



LEASE RATE:

\$75,598.38 NNN-TOTAL MONTHLY LEASE RATE
\$2,178/AC/MO/NNN



AVAILABLE TO LEASE:

October 1st, 2025
Owner will demise, ±5 AC minimum



YARD SPACE AVAILABLE:

±34.71 AC (±1,511,967.6 SF)



PARCELS:

140-44-002E, 140-4-002F, 140-44-002G



ZONING:

CI-2
(General Industrial)

PROPERTY HIGHLIGHTS

- Utilities can be provided to site
- Partially graded with aggregate
- ±25 acres fenced and secured
- Multiple points of ingress and egress
- E Los Reales Rd Frontage
- Close proximity to the I-10 and Tucson International Airport
- Water retention onsite



PROPERTY PHOTOS



360 VIRTUAL TOUR



CLICK HERE TO VIEW



DRONE OVERVIEW



CLICK HERE TO VIEW



AERIAL



E VALENCIA RD



VALENCIA Reserve



E LOS REALES RD

I-10
INTERNATIONAL
PHASE 1

SITE

WILLSCOT

SIERRA MINING
AND CRUSHING

S ALVERNON WAY

INTERSTATE
10

VPD: ±29,600



CITY OVERVIEW

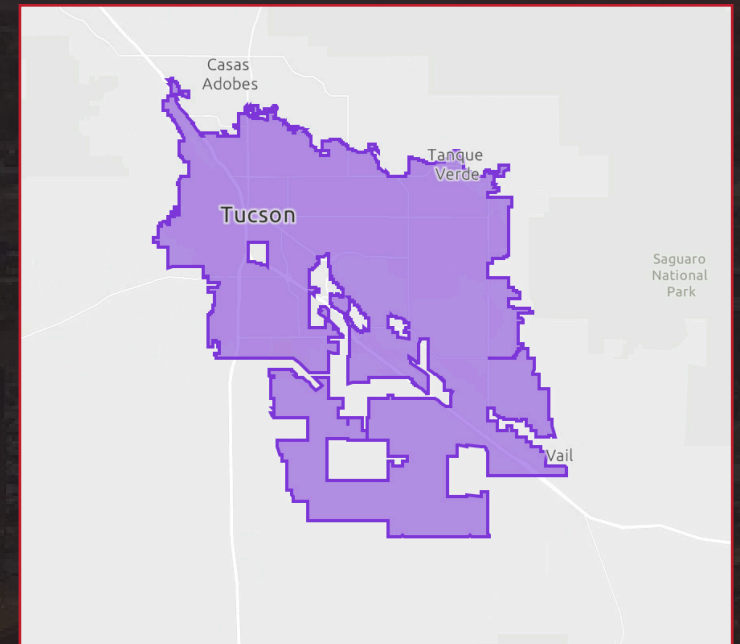
TUCSON, AZ



60K +
STUDENTS ATTENDING THE
UNIVERSITY OF ARIZONA



6.2M
VISITORS A YEAR
TO TUCSON, AZ



SOUTHERN ARIZONA'S CENTER FOR RESEARCH & TRADE

Tucson, the state's second largest city with 550,306 residents in 2025, offers a unique mix of historical depth and industrial activity. Its proximity to Mexico and Phoenix supports a blend of binational trade, defense contracting, and innovation in fields like optics and bioscience.

R&D GROWTH & DOWNTOWN REINVESTMENT

Anchored by the University of Arizona and Raytheon Technologies, Tucson continues to be a leader in research and aerospace. A 1-million-square-foot industrial campus broke ground near South Alvernon in 2025, designed to meet demands from advanced manufacturers. Downtown is seeing vertical growth, with new hotel and multifamily towers proposed, while Visit Tucson reports \$1.5 billion in annual visitor spending bolstered by global events like the Tucson Gem Show and the city's UNESCO gastronomy status.

Cameron Miller
Advisor
480.294.6584
cmiller@levrose.com

Mark Cassell
Partner
480.289.4227
mcassell@levrose.com

Landon McKernan
Partner
480.294.6571
lmckernan@levrose.com

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
TRADING
REAL ESTATE SERVICES

