

# OUTDOOR STORAGE FOR LEASE

4550 E LOS REALES RD | TUCSON, AZ 85756



# 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



# CITY OVERVIEW

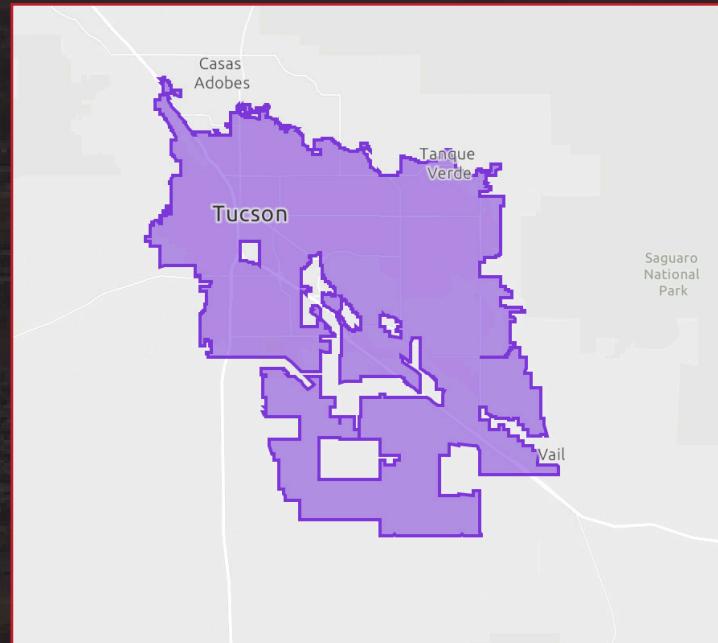
## TUCSON, AZ



**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.

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