

Commercial Space For Lease



**4443 W Ina Rd, Suite 136
Tucson, AZ 85741**

Lease Rate: \$11.80 NNN

- Located just east of I-10 on Ina Road
- 1,800 SF
- 14' Ceiling Height
- Front & Rear Roll up Doors
- Fire Sprinkled

Lease Rate: \$11.80/SF NNN

Lease Type: Triple Net (NNN). Tenant pays real estate taxes, insurance, CAMs with increases over the base year. NNN Charges: \$5/SF (approx.)

Lease Term: Negotiable. 3-5 Year Lease Preferred.



Property Note:

Current suite buildout is approximately 75% garage/warehouse, 25% office with restroom. Layout can be re-configured for Tenant prior to occupying. Ability to have complete drive thru access from front to rear roll up doors.



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