

Now Available for SubLease PRIME OFFICE & WAREHOUSE

2,240 sf Office/Retail
16,200 sf Warehouse

4062 E Industry Drive, Sierra Vista, AZ 85635

Rental Rate:	\$ 8.17/sf/yr
RE Taxes:	\$.89/sf/yr
Insurance:	\$.21/sf/yr est
Term:	Negotiable
Building:	18,437 sf
Site:	2.15 acres
Zoning:	Light Industrial
Parking:	26 (plus storage for trucks)
Roll Up Doors:	4
Dock:	Automated Dock Available
Ceiling Hght:	20'-2"
Power:	400 amps/ 240V 3-Phase



(520) 458-1666
Toll Free: 1(800)320-2381
Fax: (520) 459-0718



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PROPERTIES CORPORATION**

All information furnished regarding property for sale, rental, or financing is from source deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the brokers herein.

www.fwpc.net

1700 South Highway 92, Ste. E100
Sierra Vista, Arizona 85635

PROXIMITY MAP



INTERIOR PHOTOS



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INTERIOR PHOTOS



Property Highlights

- The property is located at the entry of Crossroads Commerce Center with great Highway 90/92 Exposure.
- Extremely competitive rental rate.
- Fully accessible warehouse with four roll up doors on three sides.
- Free span 20' ceilings.
- Showroom, office, admin bullpen, break room, server room, restroom banks.

TERMS SUMMARY

Federal Express is offering a sub-lease expiring 5/31/27. The rental rate presented in this memorandum is adjusted 2.5% on 6/1/26.



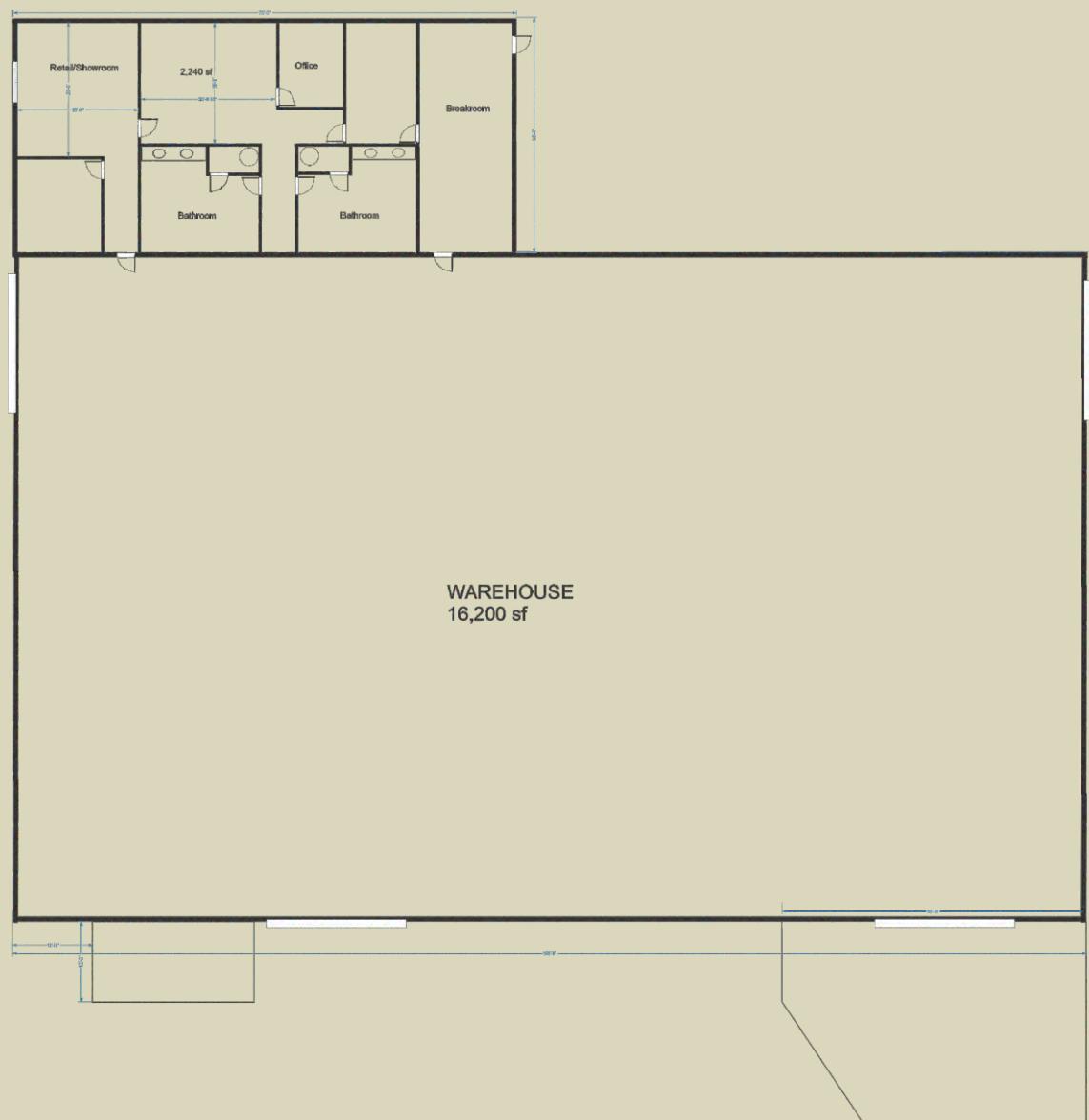
EXTERIOR PHOTOS



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Floor Plan



Call Today
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