

Now Available for SubLease

PRIME OFFICE & WAREHOUSE

4062 E Industry Drive, Sierra Vista, AZ 85635

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

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



FIRST WEST
PROPERTIES CORPORATION

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

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PROXIMITY MAP



INTERIOR PHOTOS



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

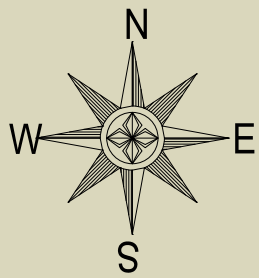
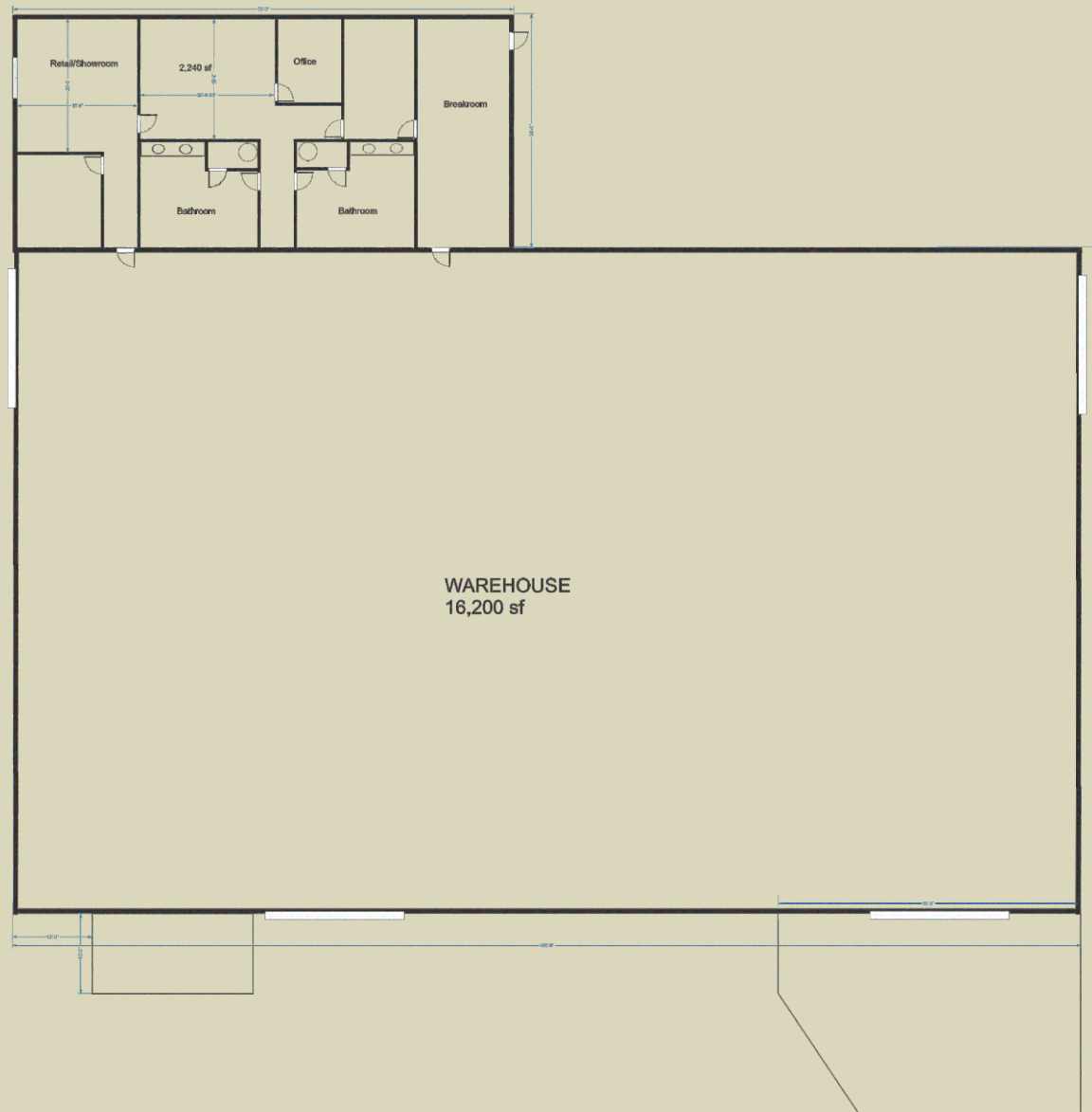
Federal Express is offering a sub-lease expiring 5/31/27. The rental rate presented in this memorandum is adjusted 2.5% on 6/1/26.



EXTERIOR PHOTOS



Floor Plan



Call Today

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