

# ≡ FOUR WALLS

**CBRE**

2701, 2711, 2721, 2731 E Elvira Road | Tucson, AZ



**±8,000 - ±65,000 SF CONTIGUOUS**

## **WAREHOUSE FOR LEASE**

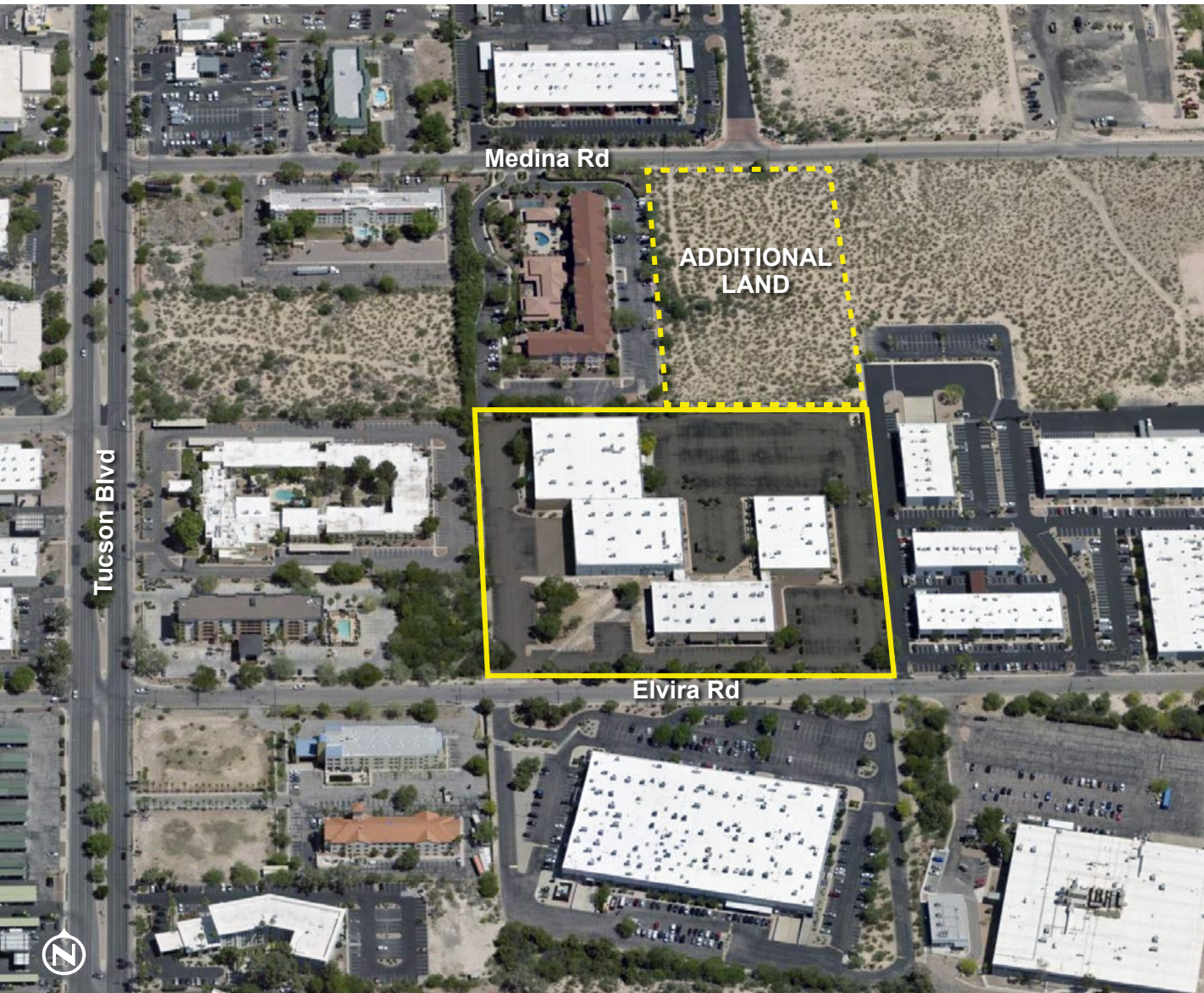


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# AVAILABILITY DETAILS



## FOUR BUILDINGS

2701 E Elvira Road	±24,774 SF
2711 E Elvira Road	±29,840 SF
2721 E Elvira Road	±36,614 SF
2731 E Elvira Road	±21,682 SF
<b>TOTAL</b>	<b>±211,907 SF</b>

## LAND AVAILABLE

2701-2731 E Elvira Road	±9.85 Acres
Excess Land Available	±4.92 Acres
<b>TOTAL</b>	<b>±14.77 Acres</b>

## PROPERTY INFO

- Heavy power
- Fully air-conditioned buildings
- High spec finishes
- Within amenity-dense Airport submarket
- Multiple size configurations available
- Zoning: I-1, Light Industrial
- Utility services by Tucson Electric Power and Southwest Gas

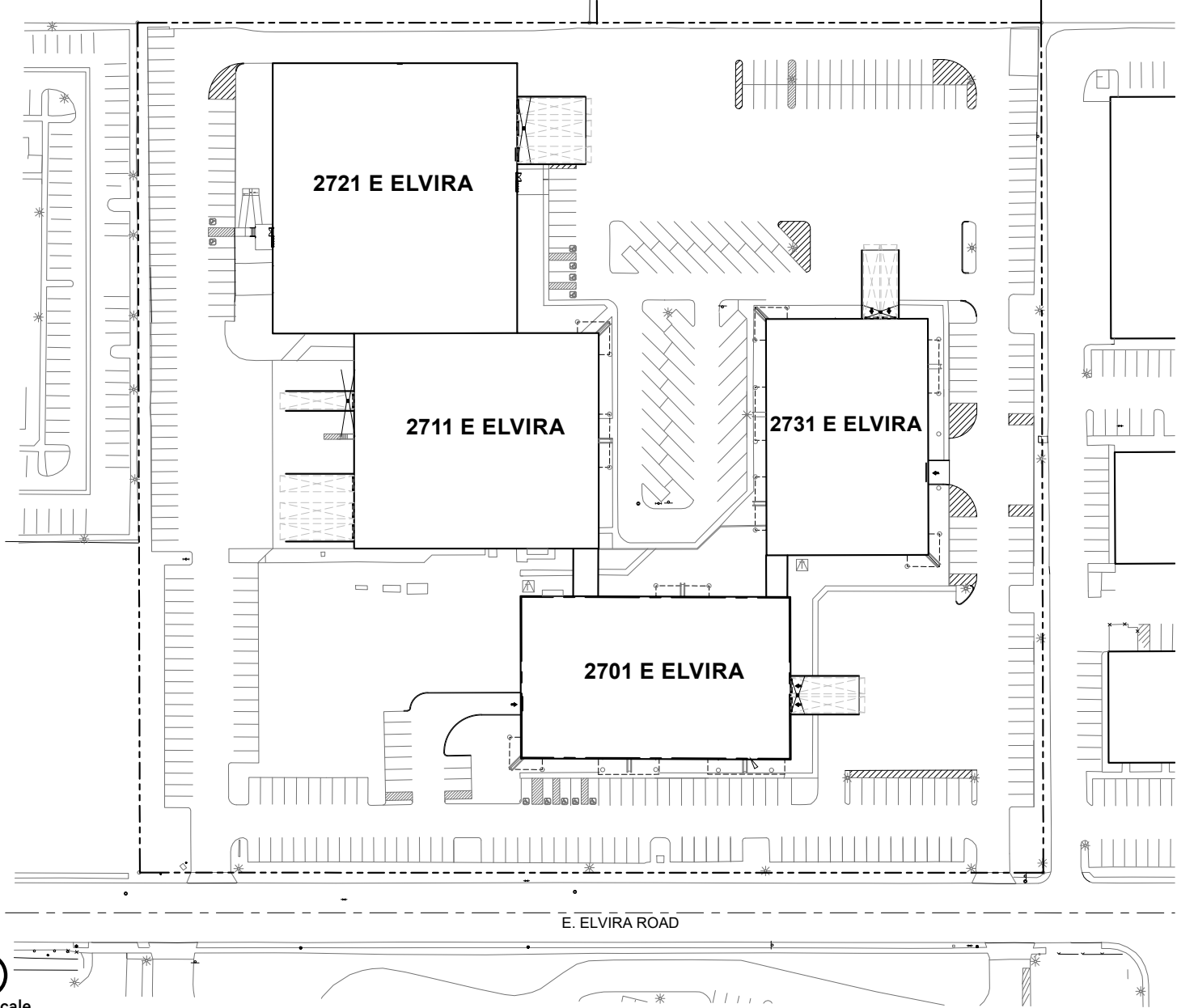
# PROPERTY DETAILS



ADDRESS	2701 E Elvira Rd	2711 E Elvira Rd	2721 E Elvira Rd	2731 E Elvira Rd	TOTAL
RSF	±24,774 SF	±29,840 SF*	±36,614 SF	±21,682 SF	±211,907 SF
CLEAR HEIGHT	14' 0"	18' 0"	19' 0"	12' 2"	
SPRINKLERS	Wet	Wet	Wet	Wet	
LIGHTING	LED	LED	LED	LED	
POWER	1,600A-277/480V	1,000A-277/480V	1,000A-277/480V	1,000A-277/480V	
LOADING	2 Docks / 2 Grade	5 Docks / 1 Ramp	4 Docks	2 Docks / 3 Grade	

\*Can be combined for ±64,334 SF  
 Ability to demise

# THE SITE PLAN

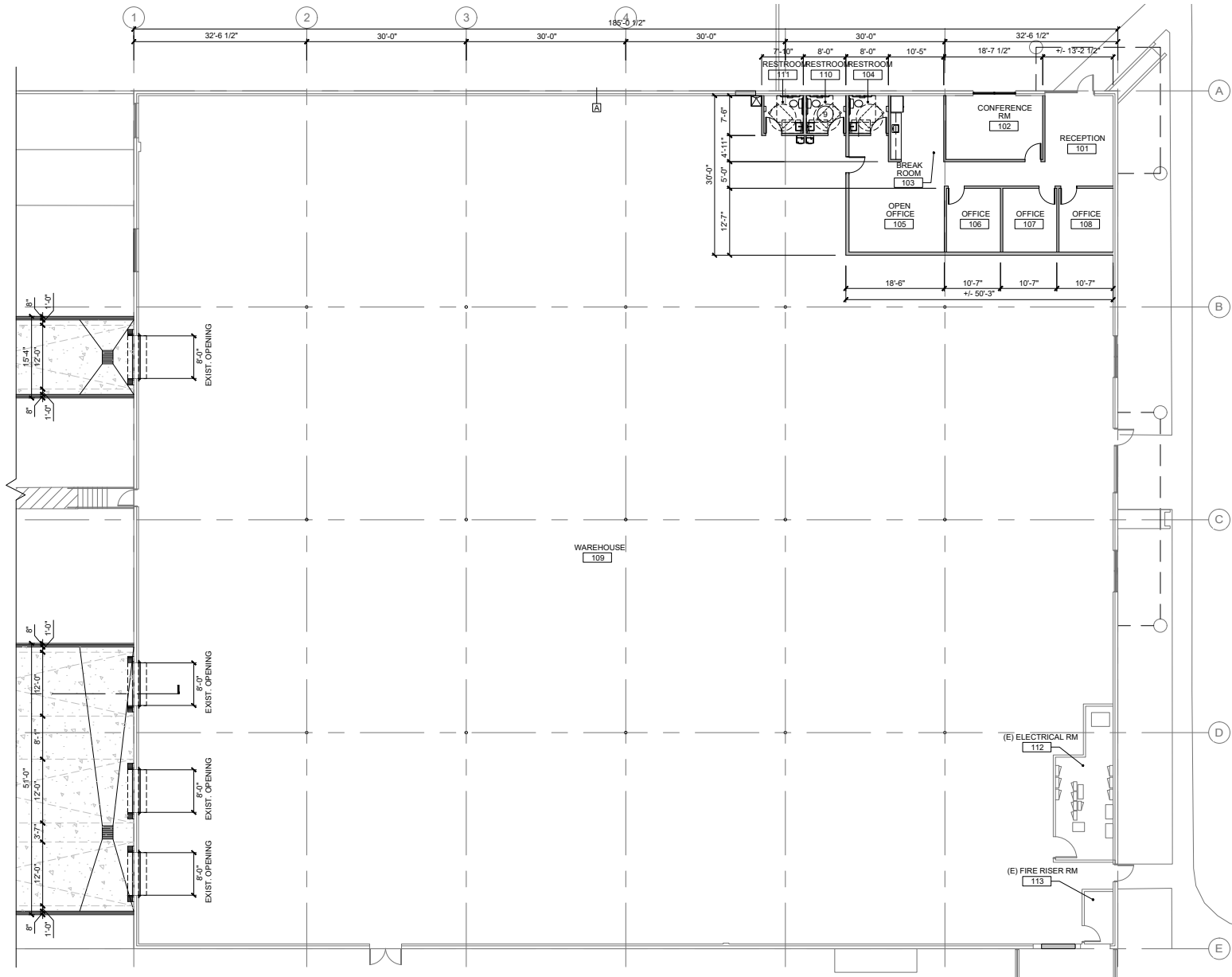


E. ELVIRA ROAD

Not to Scale



# FLOOR PLAN 2711 E ELVIRA RD



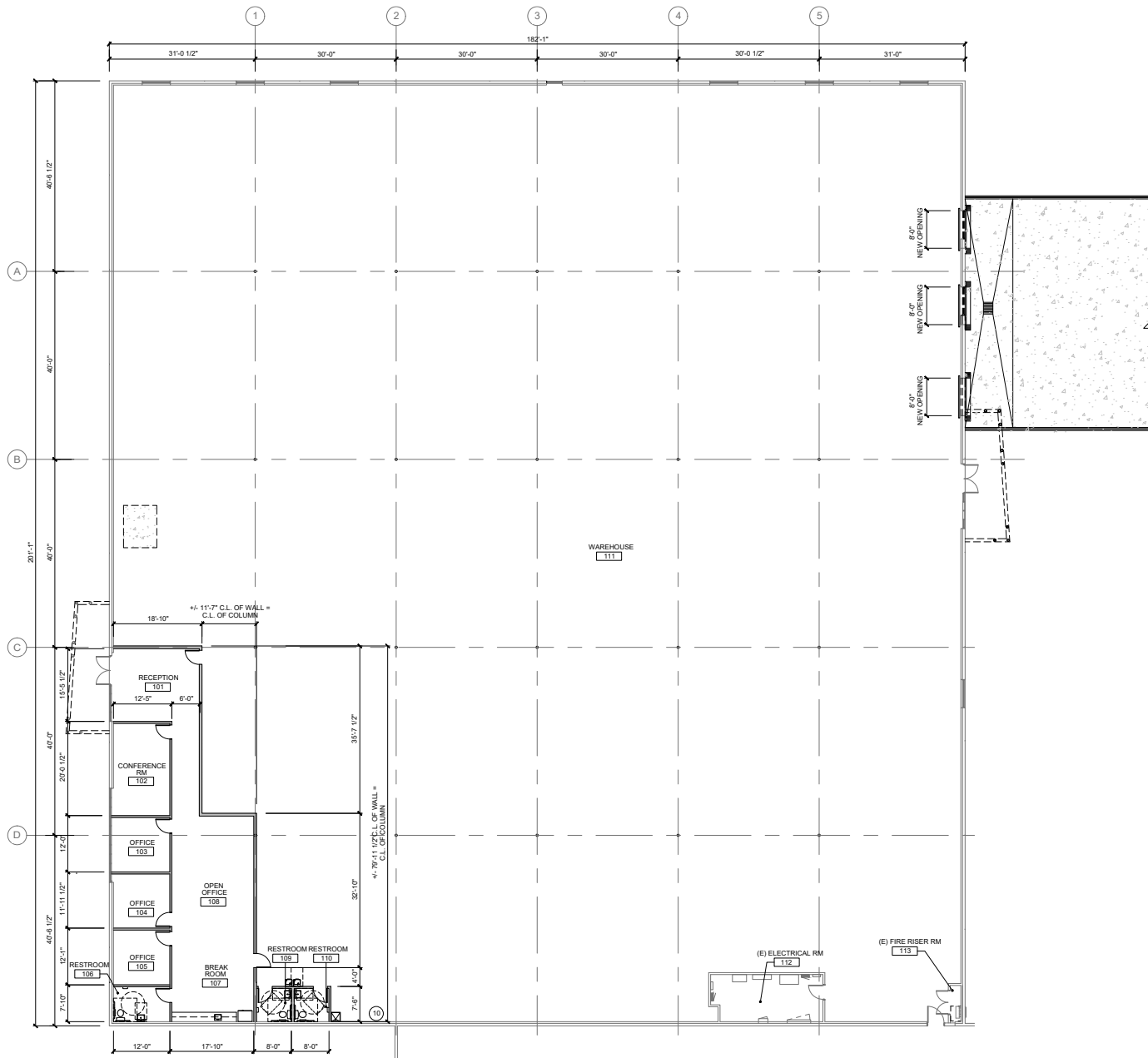
FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH



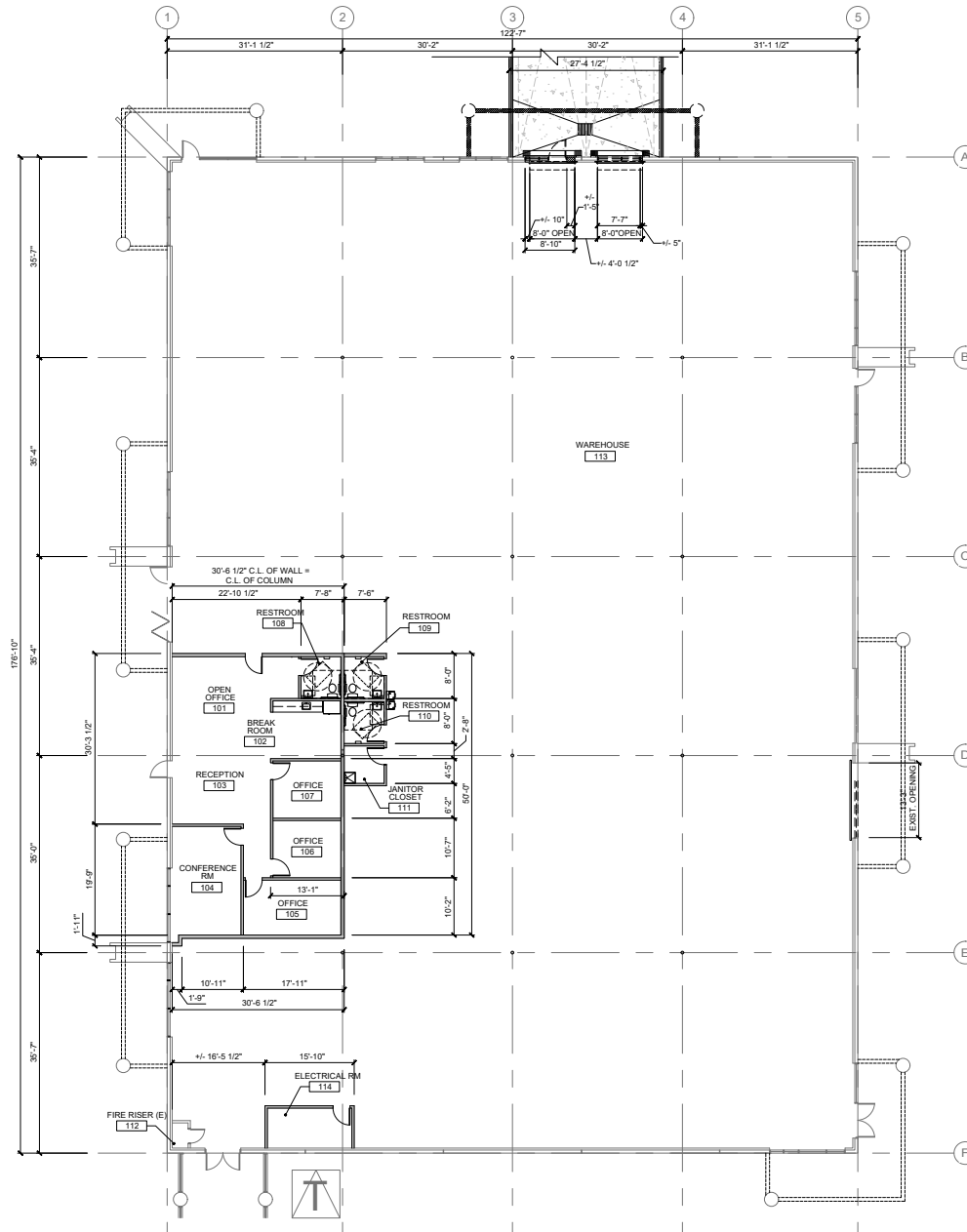
# FLOOR PLAN 2721E ELVIRA RD



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# FLOOR PLAN 2731E ELVIRA RD



FLOOR PLAN  
SCALE: 1/8" = 1'-0"





2701 E ELVIRA

2711 E ELVIRA

2721 E ELVIRA

2731 E ELVIRA

# FOUR WALLS TUCSON



2701 E ELVIRA

2711 E ELVIRA

2731 E ELVIRA

2721 E ELVIRA



# FOUR WALLS TUCSON



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