

4021 E COLUMBIA STREET

TUCSON, AZ 85714

NE of Contractors Wy and Columbia St



Industrial/Flex Available



6298 E. Grant Rd., Suite#100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

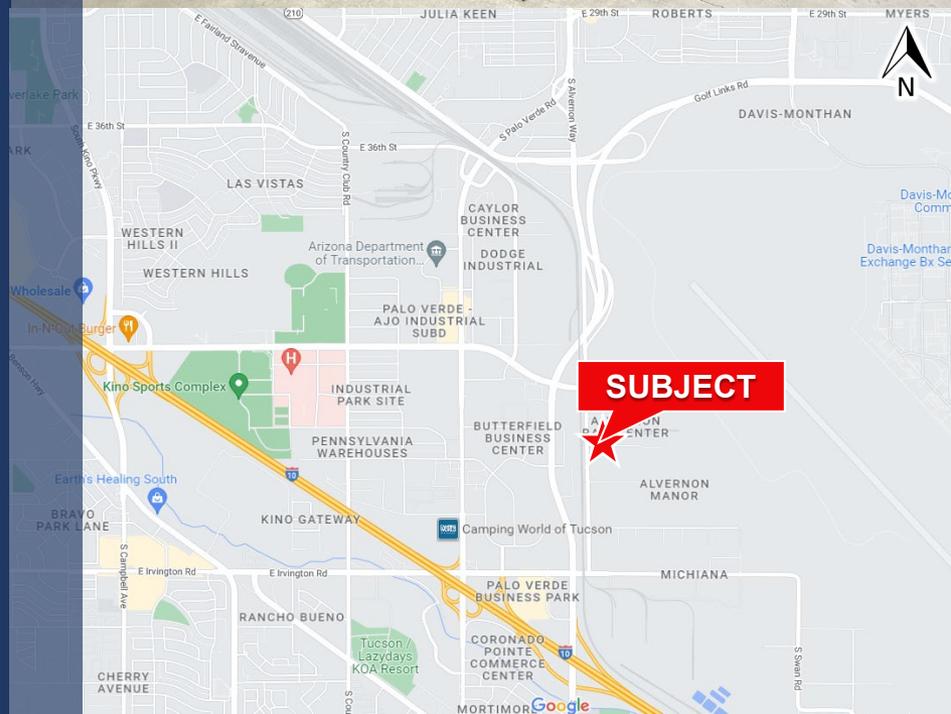
Size: Suite 121 – 6,757 SF
Lease Rate: \$.75/SF NNN (\$9/SF Annual)
NNN: \$.27/SF (\$3.19/SF Annual)

PROPERTY FEATURES

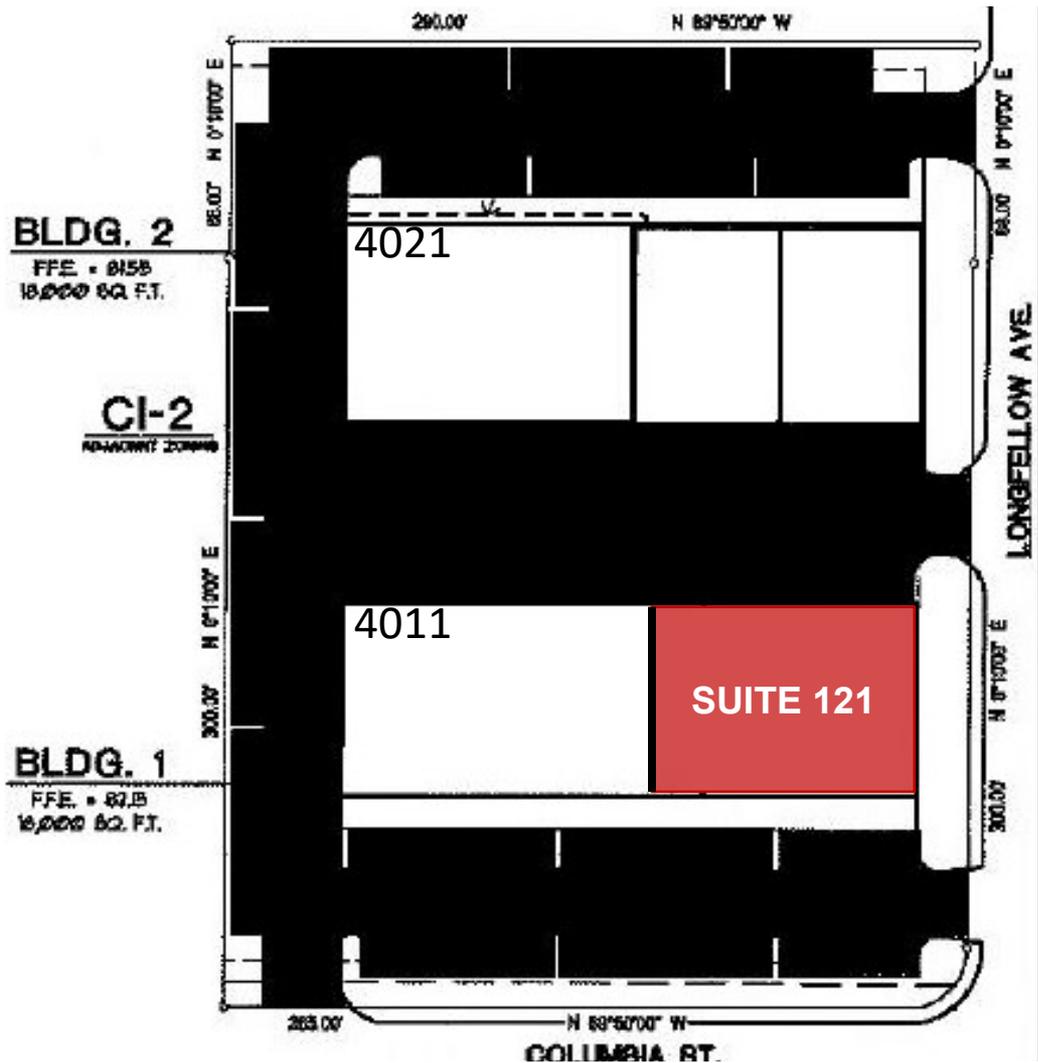
Zoning: CI-2 Heavy Industrial
Ceiling Height: 16 feet
Loading: 2 Grade Level Doors
Construction: Concrete/Tilt-Up

PROPERTY HIGHLIGHTS

- Sprinklered
- Close to Interstate 10
- Ample parking
- Skylights
- Fenced yard area



SITE PLAN

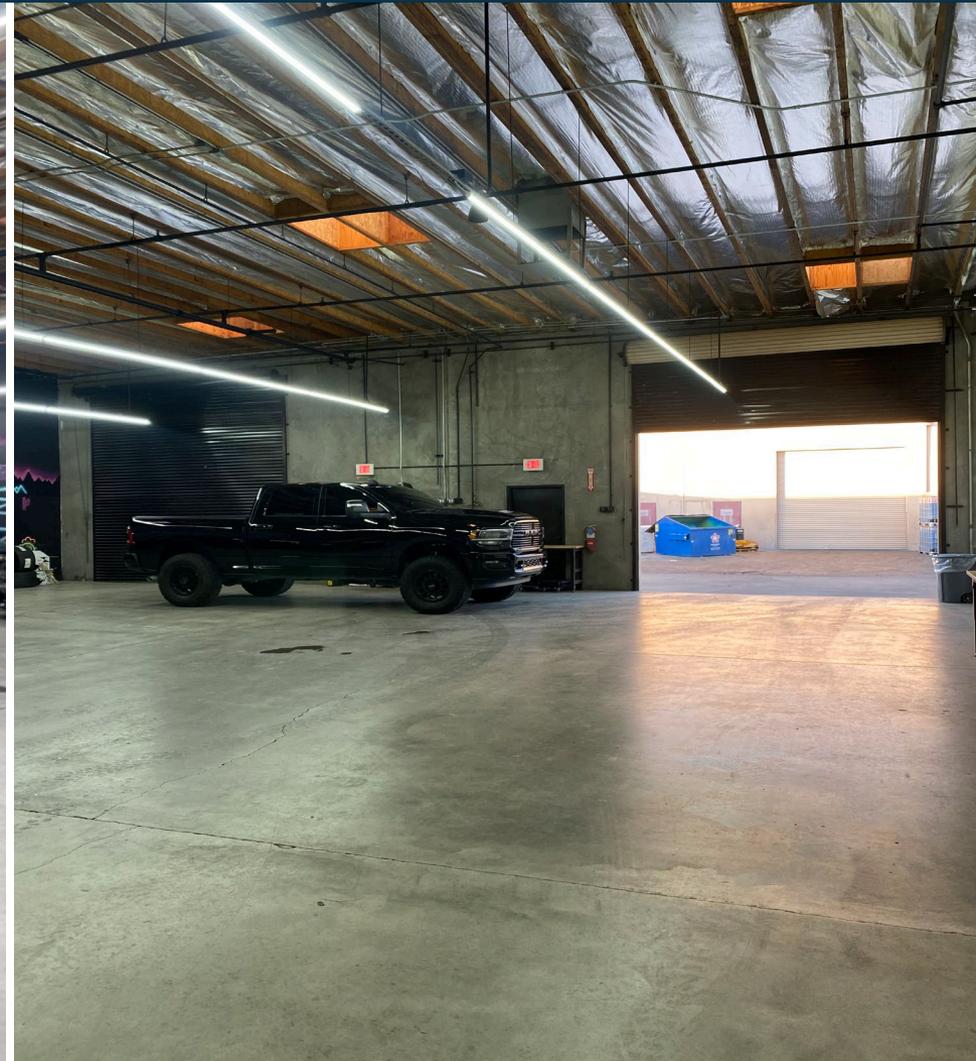


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Internal Images

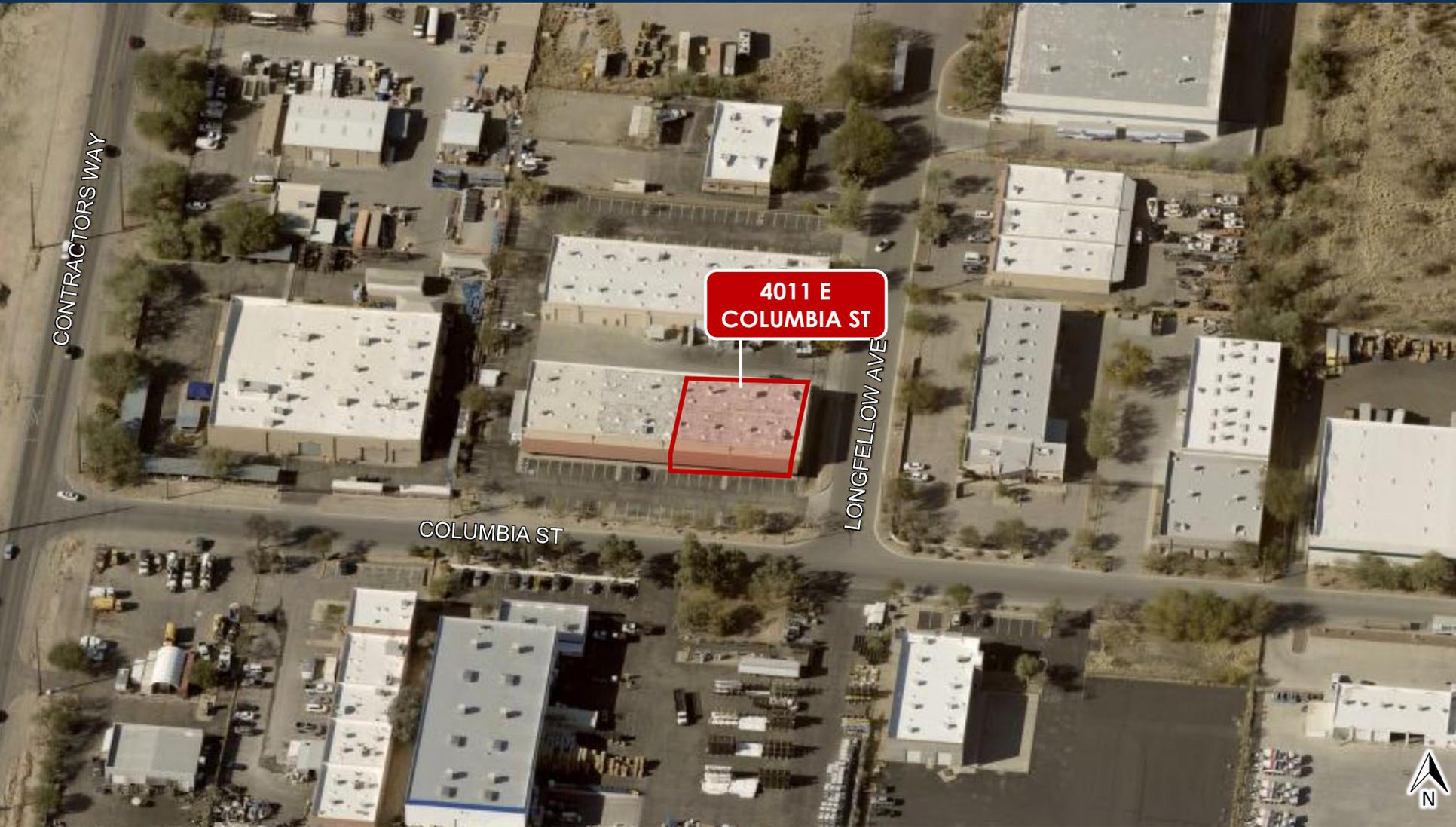


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AERIAL VIEW



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DEMOGRAPHICS (2022)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	53	72,145	233,230
Average Household Income	\$89,398	\$53,859	\$56,416
Households	16	25,006	89,505

