

3191 E 44th Street

FOR LEASE
INDUSTRIAL ±10,678 SF

TUCSON, ARIZONA



CBRE

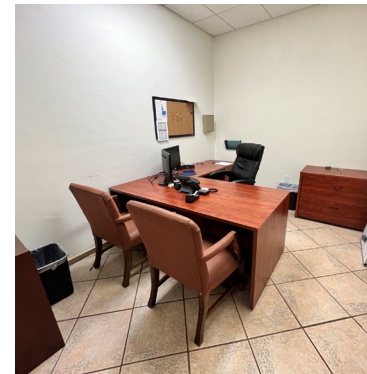
Property Overview

Industrial Property with Fenced and Secured Yard

- Newly Painted
- New LED interior & Exterior lighting
- Mechanic shop with lifts
- Deisel Tank
- Fully Fenced Property
- Electric gate with perimeter security
- 24/7 security
- New and updated Kitchen & reception
- Commercial Grade large capacity Ice Machine
- Conference room



LEASE RATE	\$1.00/SF/Month, NNN	
TOTAL AVAILABLE	±10,678 SF	
LOT SIZE	±1.49 Acres	
ASSESSOR PARCEL NO.	132-04-2740	
ZONING	I-1, City of Tucson	
SECURITY	Security cameras and perimeter motion sensors for the yard.	
	<u>WAREHOUSE/SHOP</u>	<u>OFFICE</u>
BUILDING SIZE	±5,133 SF	±5,545 SF
YEAR OF CONSTRUCTION	2008	1999
LOADING	5 drive-in doors (20' x 12' roll-up)	1 roll-up door (covered up)
CLEAR HEIGHT	16'	
AIRLINES	Throughout the shop	



Office Space

- Approximately ±5,545 SF
- Reception/lobby area
- Conference room
- Kitchen Area
- 14 Private Offices
- 5 Bathrooms
- 1 roll-up door (covered up)

Office Floor Plan | ±5,545 SF



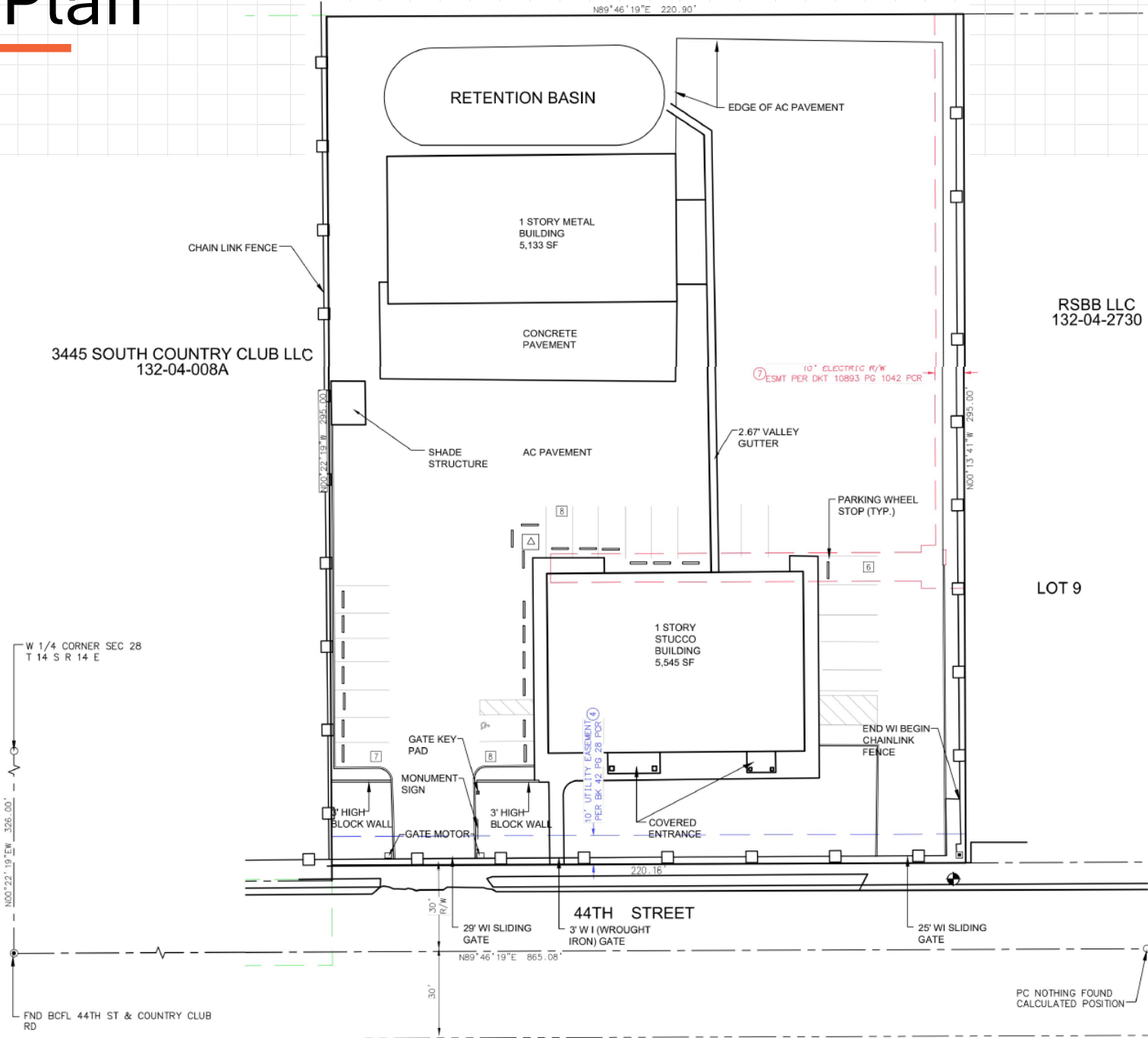


Warehouse / Shop

- Approximately ±5,133 SF
- 5 drive-in doors (20' x 12' roll-up)
- Clear height of 16'
- 1 Office
- 1 Bathroom with shower



Site Plan



PC NOTHING FOUND
CALCULATED POSITION

Not to Scale

Aerial



Neighborhood Map



3191 E 44th St

FedEx
Freight

US Air conditioning
CORPORATION

BATES
INDUSTRIAL SEALING, INC.

CORE
Machinery

Southwest
Solutions
Air Used Parts.com
Elite Quality Aerospace LLC

Country Club Rd

44th St

United
SITE SERVICES

Camco
CORPORATION

Tucson Diversion Channel

WILLSCOT

ADOT
Arizona Department
of Transportation

Maaco
AUTOMOBILE BODYWORK

Palo Verde Rd

KinoSportsComplex

R&R
Products

CONCRETE
CD
DESIGNS INC

sun van

SUNLAND

CALIBER
COLLISION

Ajo Way

pegees
corporate

Banner Health



Not to Scale

TUCSON, ARIZONA

3191

3191 E 44th Street

FOR LEASE | INDUSTRIAL

Tim Healy
Senior Vice President
+1 520 247 9194
tim.healy@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.