

±8,207 SF MULTI-TENANT INDUSTRIAL FOR LEASE
Just East of Contractors Way
4712-4722 S Tennessee Place, Tucson, AZ



Exclusively represented by

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FEATURES

AVAILABLE	4712 - ±2,367 SF 4722 - ±5,840 SF (can be leased separately)
LAND SIZE	±16,500 SF
LEASE RATE	\$9.75 PSF, NNN
ZONING	CI-1, Pima County
ASSESSOR PARCEL NOS.	132-25-1710, 132-25-1720

HIGHLIGHTS

- CI-1 Zoned
- Fully fenced and gated yard area
- Close proximity to I-10
- Large open warehouse with small offices
- Additional storage and canopy covered work areas

DEMOGRAPHICS

(2022 Estimates)

	1-MILE	3-MILES	5-MILES
Population	1,080	65,237	207,105
Avg Household Income	\$51,873	\$54,994	\$57,081
Total Employees	5,944	40,395	114,575

SOURCE: Applied Geographic Solutions/TIGER Geography, 6/2022

TRAFFIC COUNTS

IRVINGTON ROAD	19,645 AADT (2021)
ALVERNON WAY	49,739 AADT (2021)

SOURCE: Pima Association of Governments



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