

**FOR LEASE**

**APPROX. 17,200- 37,200 SF Warehouse**  
**3131 & 3135/3137 S Dodge Blvd**  
**Tucson, Arizona 85713**



## SITE INFORMATION

Available Size	Suite 3131- 20,000 SF Suite 3135 & 3137- 17,200 SF
Assessor Parcel No.	132-04-013C
Property Taxes	\$51,554 (\$0.08/SF/Mo) 2023
Land Area	147,888 SF
Zoning	CI-1
Power	3-Phase, 240 Volt, 200 Amps/bay
Loading	3131- (2) 12'x14' Dock, (1) 12'x14' Grade 3135- (1) 12'x14' Dock, (1) 12'x14' Grade
Ceiling Height	20' -22'
Year Built	1976

**APPROX. 17,200 SF - 37,200 SF Warehouse**  
**LEASE RATE: \$0.85/SF/Mo, NNN**

- Located close to I-10
- Easy access to Downtown via Aviation Hwy
- Sprinklers
- Excellent warehouse space with dock loading
- Available in 60 days
- Large, fenced yard for secure storage

**Gary Emerson**

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Cell (520) 603-9107

**GRE Partners LLC Commercial Real Estate**

2900 E Broadway Blvd, Suite 100-PMB-220 | Tucson, AZ 85716

[www.grepartners.com](http://www.grepartners.com)



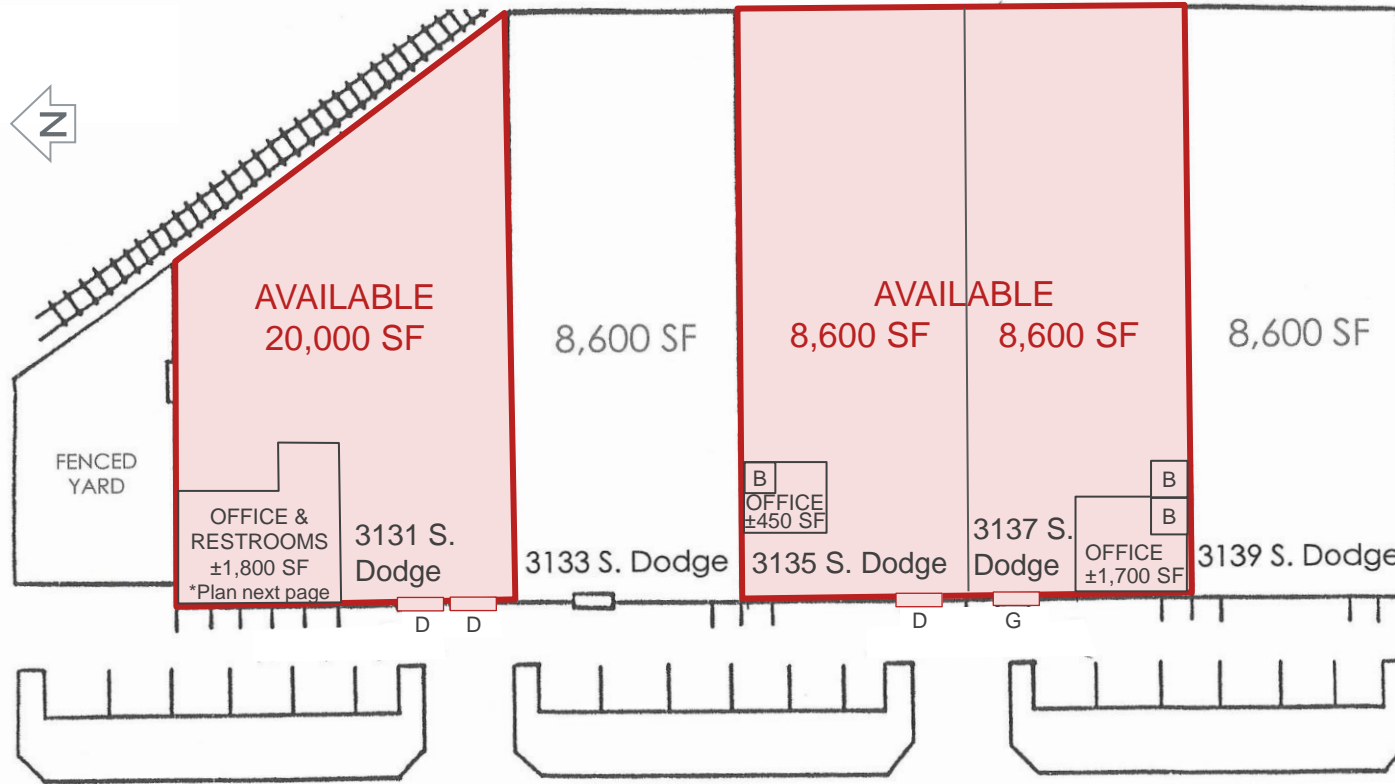


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## Site Plan



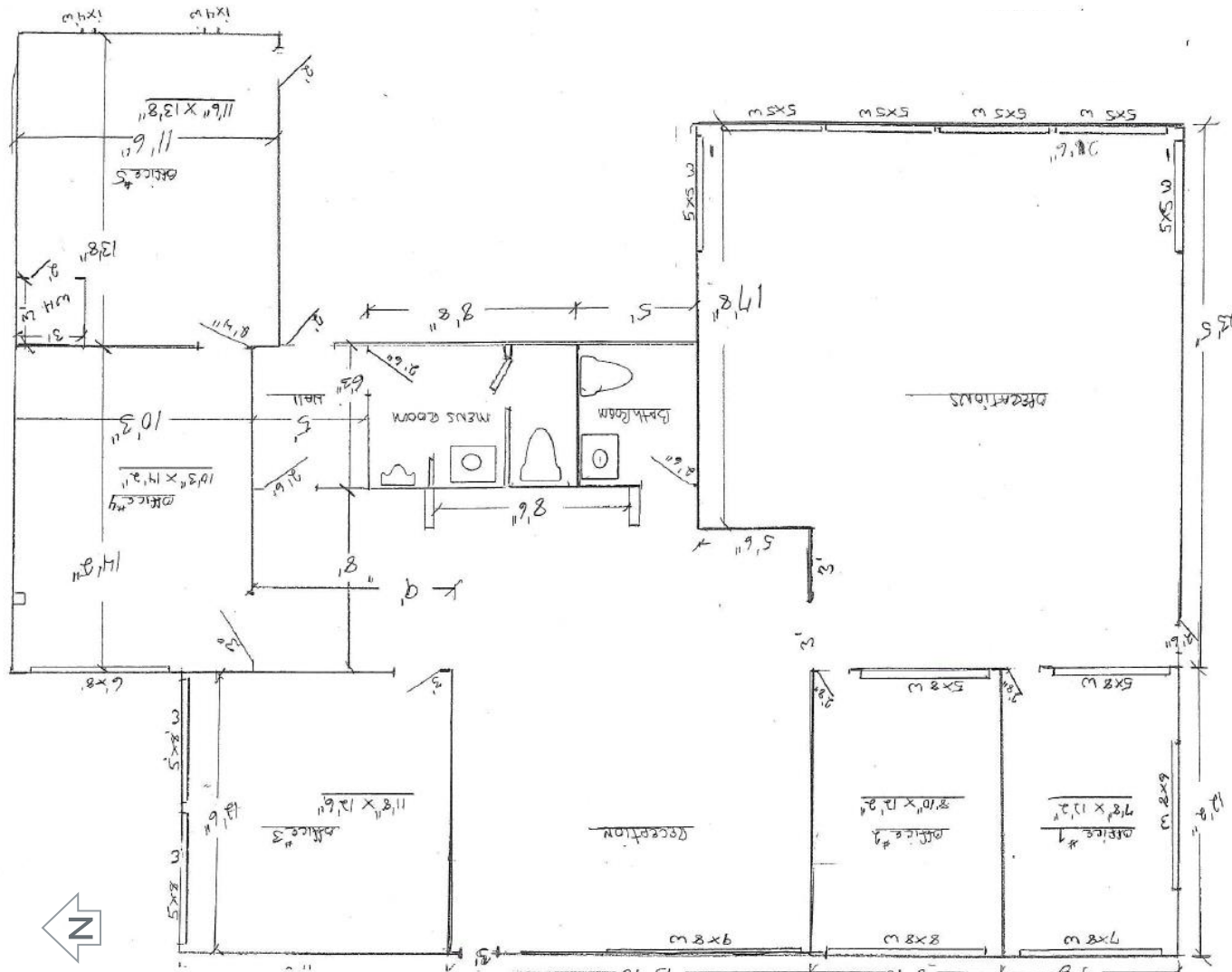
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# Office Floor Plan - 3131 S Dodge Blvd



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