



## FOR LEASE

6260 & 6275 N Travel Center Dr  
Tucson, AZ 85741

## CONTACT

John Harper  
Manager, Asset Management  
(440) 539-9605 | jharper@outrig.com

# Available Space for Warehouse / Vacant Land / Self-Storage / Outdoor Parking

## INDUSTRIAL WAREHOUSE

Availability	+17,229 - +114,000 SF
Clear Height	18'
Loading	14' Grade Level Doors
Zoning	LI (Light Industrial)
Asking Rate	\$1.05/SF/month
Lease Type	MG

## LAND / YARD

Availability	1.04 Acres
Current Use	Undeveloped
Asking Rate	Upon Request
Lease Type	MG

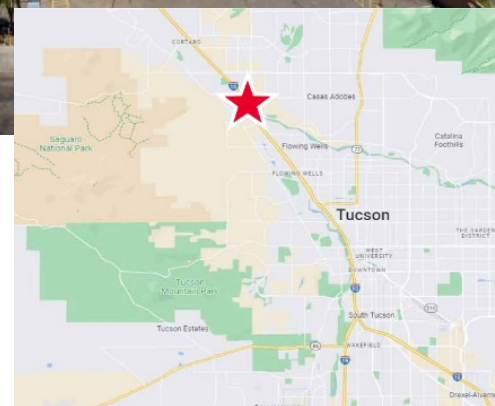
## SELF-STORAGE

Availability	Up to 2,700 SF
Unit Mix	27 Units (10×10×8)
Asking Rate	Upon Request
Lease Type	Gross



## PROPERTY HIGHLIGHTS

- Excellent northwest location: I-10 / Orange Grove Rd
- Footprint flexibility ranging from 5,000 –114,000 SF
- Adaptable for warehouse, office, yard requirements
- Available Outdoor Parking
- Fully secured facility
- 3-phase power







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## Site Plan — Industrial



**Building C: +17,229**

**Building B: +47,994**

**Building A: +47,229**



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## Site Plan — Including Vacant Land / Yard



LOT	ACRES	PARCEL NO	STATUS
6186	0.53	101-06-0700	Available
6174	0.54	101-06-0690	Available

\* Can be combined





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## Photo Gallery







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## Photo Gallery







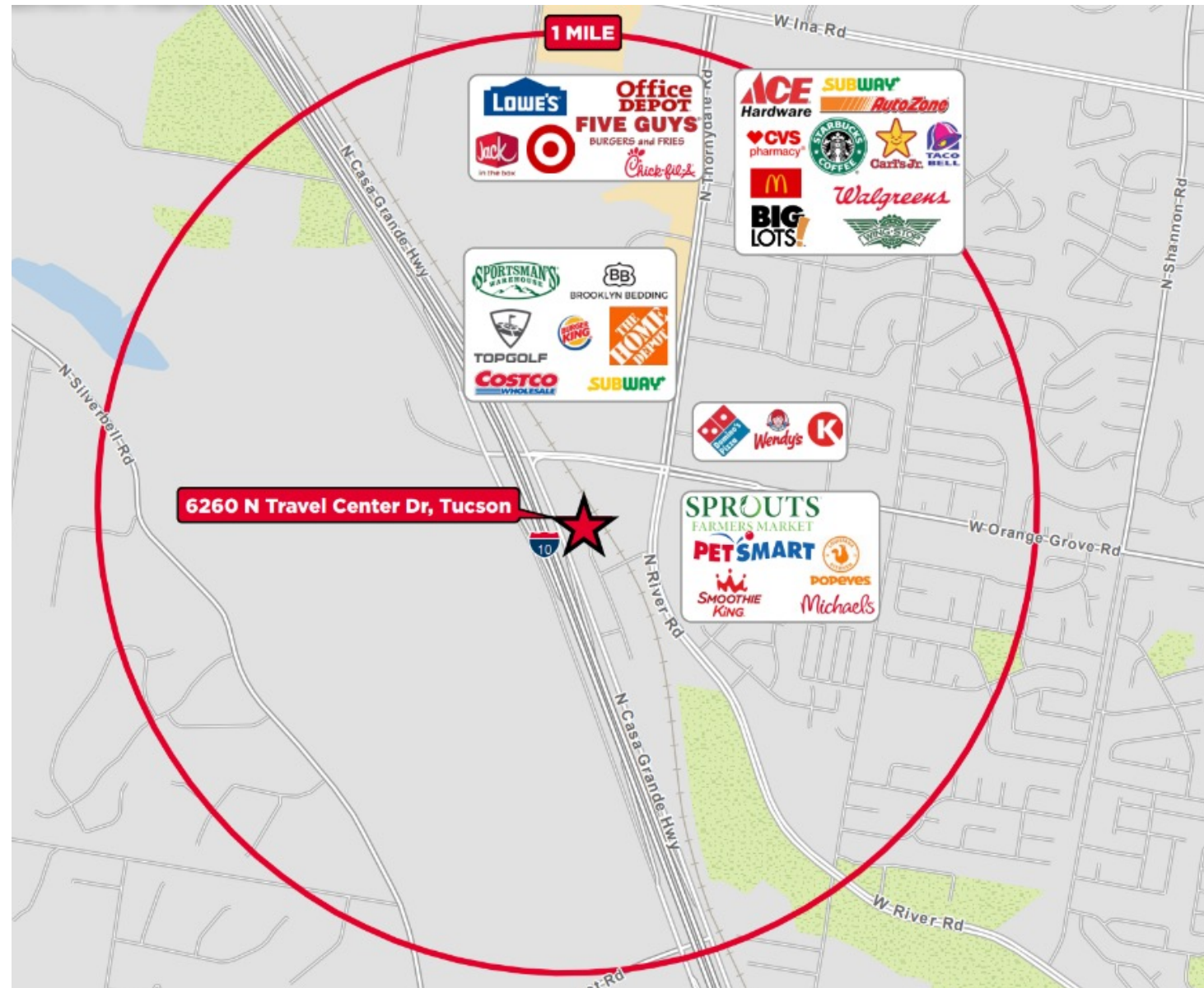
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## Proximity Map





# Premium Storage in Tucson, AZ



Outrig was born out of the desire to deliver the RV Ownership dream without the usual hassles involved with storage and maintenance. We offer safe, clean, and secure storage with the amenities you want and need in locations across the country. We're making RV ownership easy, so you can enjoy the road again.

At this unique facility we offer valet parking for our customers who prefer to be under cover and out of the heat. Just drop off or pick up your rig and go with no hassle! Enjoy the ease of on-site service and repair through a third party shop, Freedom RV.

## Features & Amenities



### Fenced & Gated

Your space is always protected from unauthorized access.



### Valet Service

We'll handle the parking and retrieval. Just show up and we'll take care of the rest.



### Enclosed Space

Maximum security and protection, keeping your vehicle safe and in top condition year-round.



### Open Parking

Affordable and convenient outdoor parking for vehicles of all sizes.



### Repairs On-Site

Keep your vehicle in top shape without the hassle of transporting it elsewhere.



### Climate Control

Protect your RV from extreme temperatures, preventing damage.



### Electricity

Hookups keep RV batteries charged and let you power up small appliances, or other essentials.



### Dump Station

Conveniently dispose of waste, ensuring your RV is ready for storage or your next journey.



### Wash Station

Keep your vehicle and equipment clean; rinse off dirt and grime before storage.



### Bathrooms

Freshen up while visiting the facility or preparing for your next outing.