

NEW BUILD Light Industrial Warehouse

3,150
SQUARE FEET | **\$13.80** /yr
RENT / SF |
\$3,622.50
RENT

(520) 293-7441



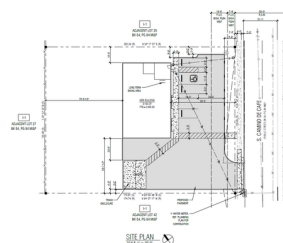
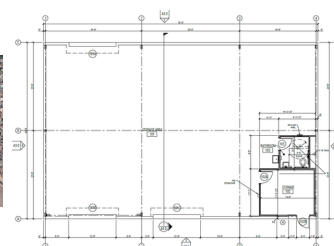
PROPERTY ADDRESS

8284 S Camino de Cafe - Lot 26
Tucson, AZ 85747

COMMERCIAL TYPE: **Industrial**
LEASE TYPE: **NNN** AVAILABLE: **6/1/26**

DESCRIPTION

NEW BUILD
Light Industrial Warehouse with office space and fenced yard.
Zone I-1 Light Industrial
Steel Industrial Building 3,150 sq.ft. (45'x70')
Finished Internal office 161 sq.ft. (11.5'x14')
Foam insulated ceilings and walls
3 Roll-up drive-in doors 12' wide x 14' high
Ample skylights 16' ceiling at eaves, 16' to roof peak
1 ADA Bathroom
Freestanding Utility Sink
4 Parking Spaces
200AMP SubPanel - 120 / 208V, 3 phase, 4 wire
Easy access from highway
Credit Check required
Terms: 1st Month and 1.5 Security deposit
1, 2 or 3 year lease available
A Family Industrials 520-293-7441



RENTAL TERMS

Rent	\$3,622.50
Security Deposit	\$4,725.00
Background Check Fee	\$40.00

