

831 E. 18th Street
Tucson, AZ

FOR LEASE
± 3,711 SF Building



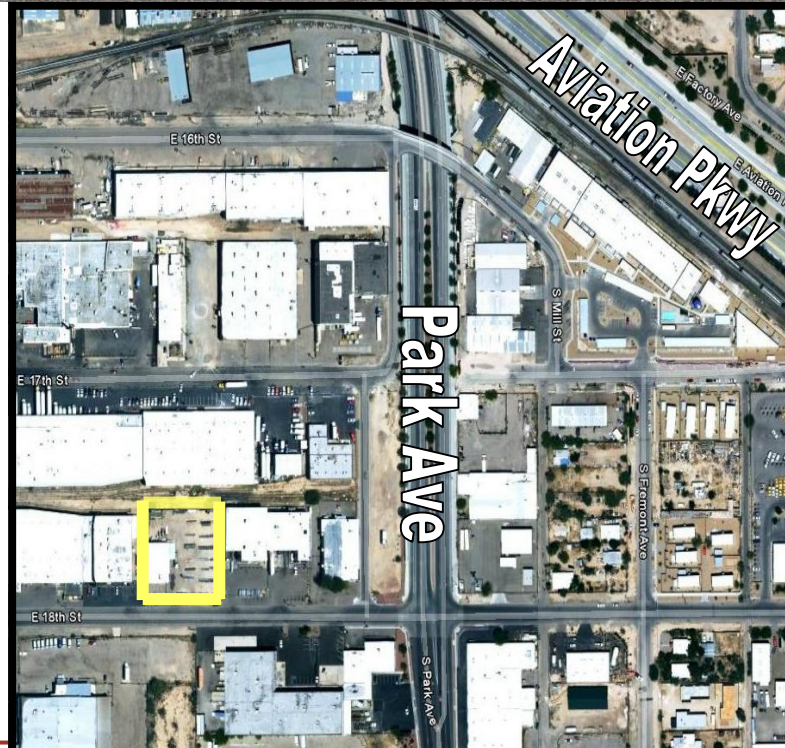
PROPERTY FEATURES

- Central location
- Large Fenced Lot, with 2" water line to building
- Near the U of A and Downtown Tucson

AVAILABLE: January 1, 2026

Details

Location	Park and 22 nd St.
Lease Rate	\$4,020.00 per month (NNN)
Building Size	± 3,711 Sq Ft
Lot Size	34,650+/- SF (0.80 acres+/-)
Configuration	40% office/60% warehouse
Year Built	1970
Loading	(2) Docks
Zoning	I-1, City of Tucson
Construction	Block
Cooling	HVAC Office,
Clear Height	10 feet+/-
EST. NETS	\$0.21 +/- per SF, per month



For more information, please contact:

Patrick Welchert, SIOR

Cell: (520) 360-9394

pwelchert@alphacommercial.net

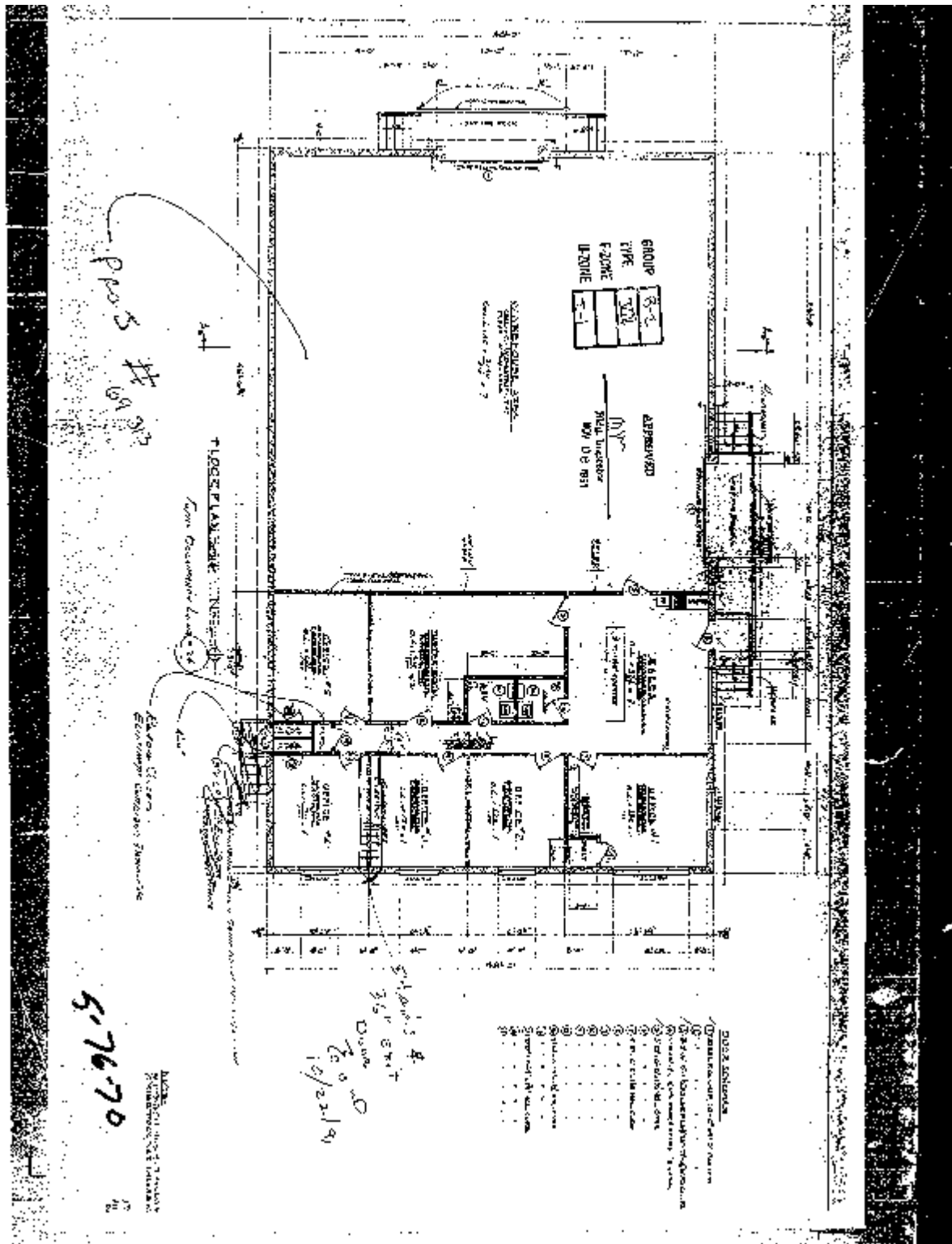
Alpha Commercial Real Estate Service
3661 W. El Moraga Place
Tucson, Arizona 85745

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± 3,711 SF Building Floor Plan

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± 3,711 SF Industrial Building with yard

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