

Industrial | For Sublease

CBRE

7775 N Casa Grande Hwy, Suite 155

Tucson, AZ 85743



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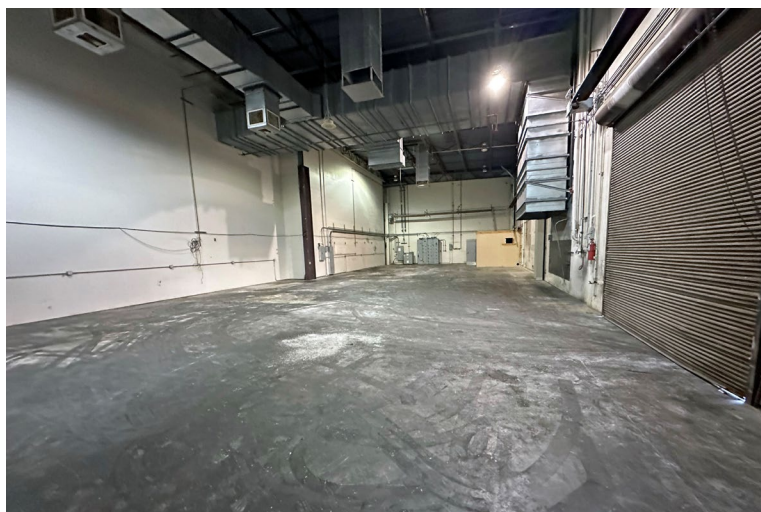
For Sublease

Property Highlights

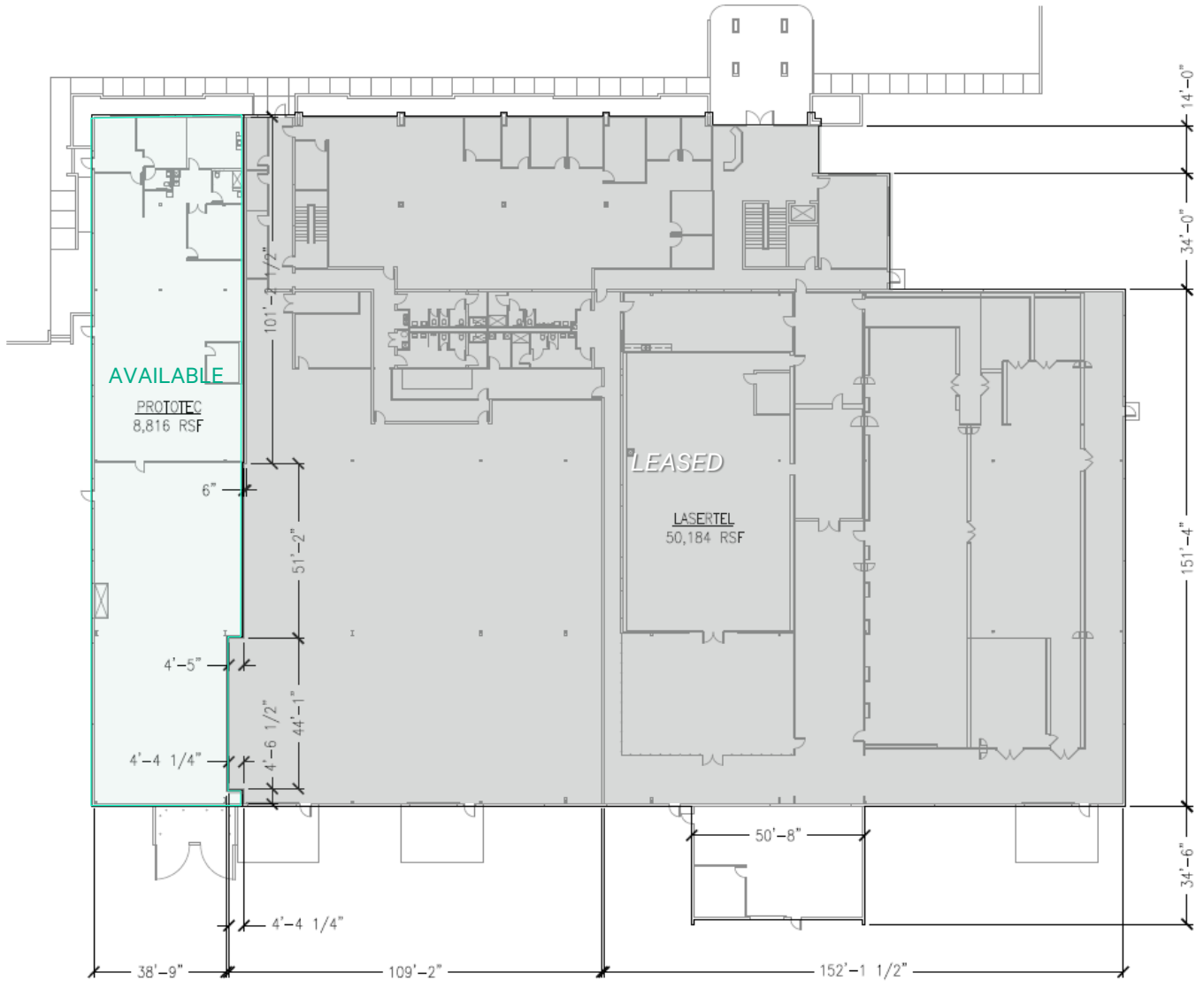
- + Proximity to North Cortaro Rd and Interstate 10
- + Peppertree Ranch Business Park within the Northwest Tucson Industrial submarket
- + Previous use: light manufacturing
- + Open warehouse with 2 bays, front office/breakroom, 2 bathrooms, and wash station
- + High ceilings
- + Ample power

Property Details

Available Size	Suite 155 ±8,816 SF
Lease Rate	\$8,130/Mo, NNN
Loading	2 Grade level doors (12'x12')
Cooling	50% HVAC, 50% Evaporative (1 of 2 bays is HVAC)
Power	Heavy 3 phase power with drops distributed throughout suite along with compressed air infrastructure
Construction	Concrete tilt-up
Year Built	1997/ Renovated in 2024



Floor Plan - ±8,816 SF



1 FIRST FLOOR PLAN
7775 N. CASA GRANDE HIGHWAY

SCALE: 1"=30'-0"



Not to Scale
All measurements are approximate

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