

NEW BUILD Light Industrial Warehouse

3,000
SQUARE FEET

\$13.80 /yr
RENT / SF

\$3,450.00
RENT

(520) 293-7441



PROPERTY ADDRESS

8205 S Camino de Cafe - Lot 9
Tucson, AZ 85747

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **5/1/26**

DESCRIPTION

NEW BUILD

Light Industrial Warehouse with office space and fenced yard.

Zone I-1 Light Industrial

Steel Industrial Building 3,000 sq.ft. (100'x30')

Finished Internal office 136 sq.ft. (10.5'x13')

Foam insulated ceilings and walls

2 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 with Bottle Filler

5 Parking Spaces

200AMP SubPanel - 120 / 208V, 3 phase, 4 wire

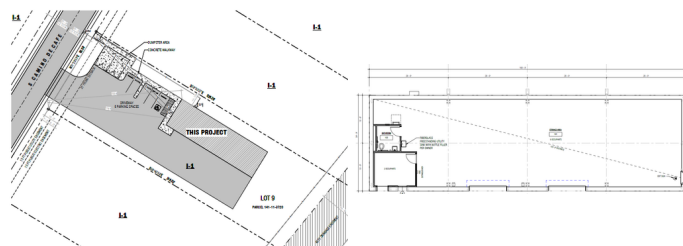
Easy access from highway

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 | \$3,450 |
| Security Deposit | \$5,175 |
| Background Check Fee | \$40 |

