

NEW BUILD Light Industrial Warehouse

3,200
SQUARE FEET

\$13.80 /yr
RENT / SF

(520) 293-7441



\$3,680.00
RENT

PROPERTY ADDRESS

8219 S Camino de Cafe - Lot 8
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 3,200 sq.ft. (40'x80')

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	\$3,680
Security Deposit	\$5,520
Background Check Fee	\$40

