



FOR SUBLEASE | WAREHOUSE-OFFICE

HEMISPHERE LOOP WAREHOUSE-OFFICE

3280 E Hemisphere Loop, Tucson, AZ 85706

Preston Beck Advisor | 480.610.2400 | preston@coberealestate.com



coberealestate.com

Hemisphere Loop Warehouse-Office

3280 E Hemisphere Loop, Tucson, AZ 85706

PROPERTY SUMMARY

Available SF: 3,216 SF

Lease Rate: \$9.36 SF/yr (NNN \$2.76)

Lot Size: 2.81 Acres

Building Size: 82,737 SF

Building Class: C

Year Built: 1990

Zoning: I-1

Cross Streets: Country Club & Valencia



PROPERTY OVERVIEW

This recently renovated 3,216 SF flex space offers a clean blend of office and warehouse functionality in a well-located Tucson submarket. The suite includes full HVAC throughout, a 12' roll-up door for easy loading, and prominent building signage opportunities. Ideal for light industrial, service, tech, or operations users seeking efficient, move-in-ready space with excellent access to major transportation routes.

PROPERTY HIGHLIGHTS

- 3,216 SF renovated flex suite with office and warehouse blend.
- Full HVAC and a 12' roll-up door for efficient operations.
- Minutes from Tucson International Airport and major highways.
- Signage opportunities for visibility to 37,493 VPD on Valencia Rd.

Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

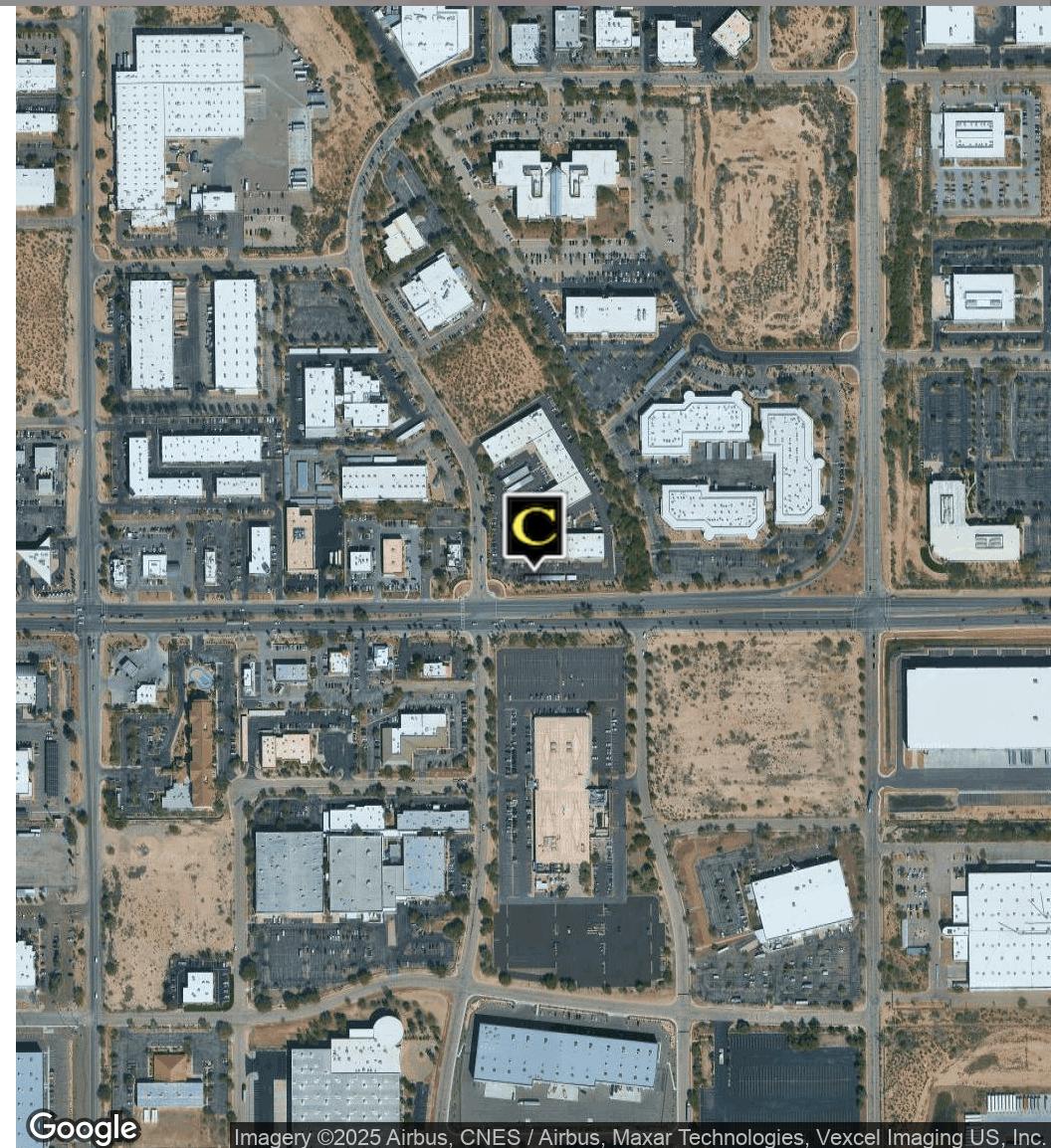
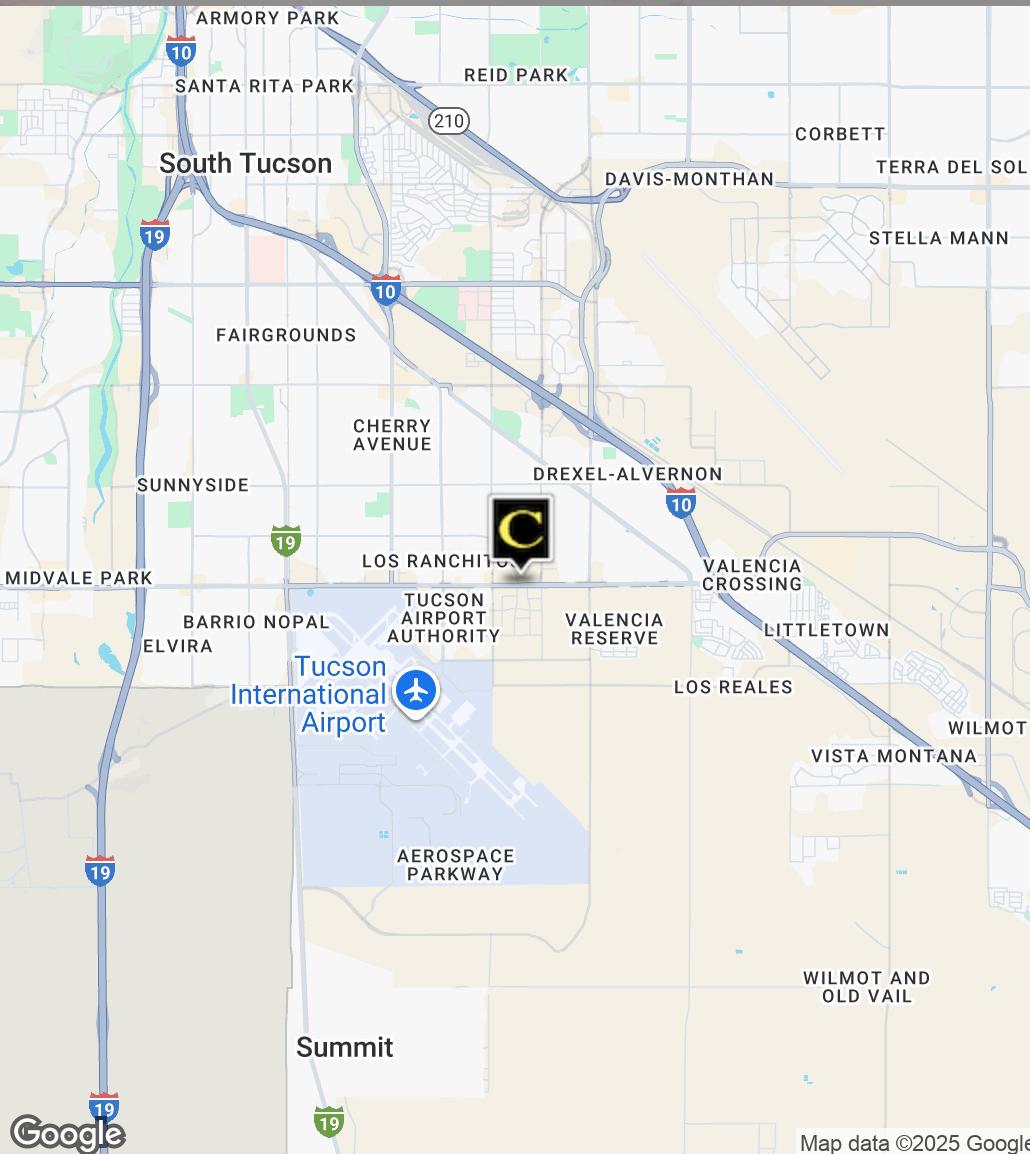
www.coberealestate.com

CoBE
REAL ESTATE ■■■

FOR SUBLEASE | WAREHOUSE-OFFICE

Hemisphere Loop Warehouse-Office

3280 E Hemisphere Loop, Tucson, AZ 85706



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

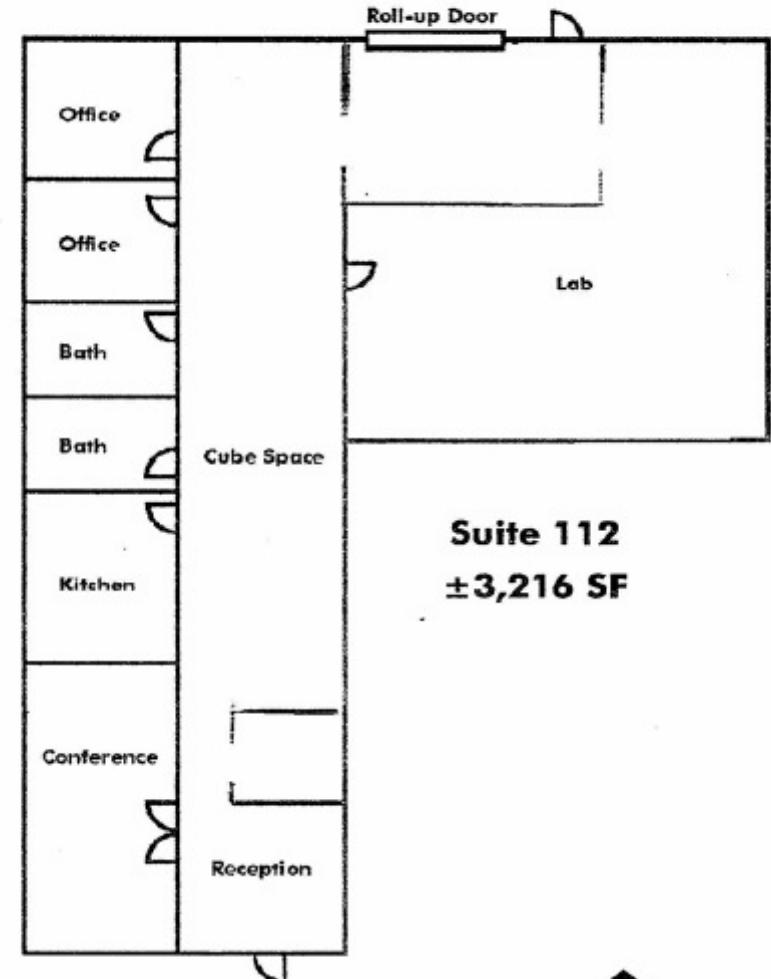
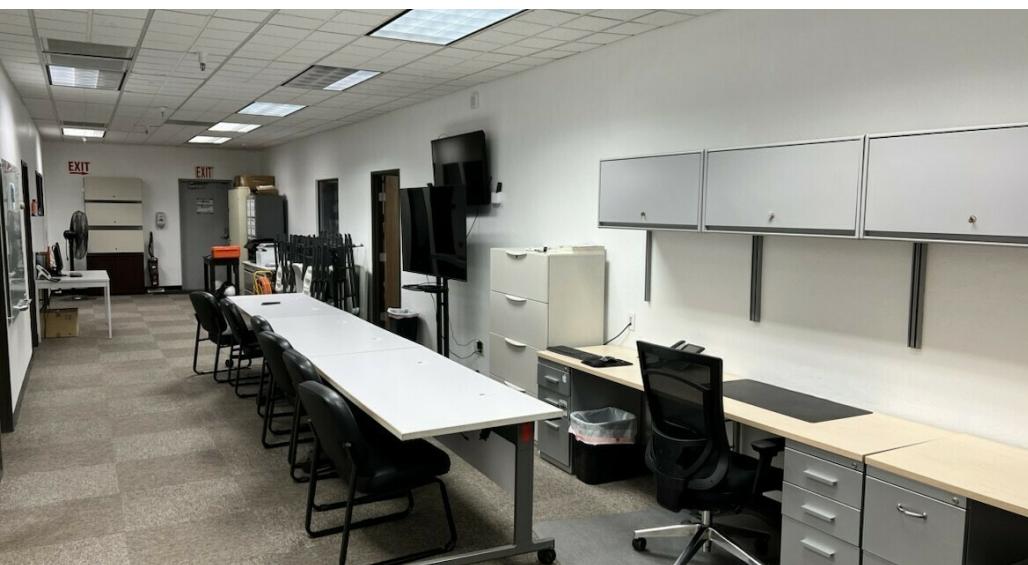
www.coberealestate.com

CoBE
REAL ESTATE ■■■

FOR SUBLEASE | WAREHOUSE-OFFICE

Hemisphere Loop Warehouse-Office

3280 E Hemisphere Loop, Tucson, AZ 85706



FLOOR PLANS NOT TO SCALE. MEASUREMENTS APPROX.

Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

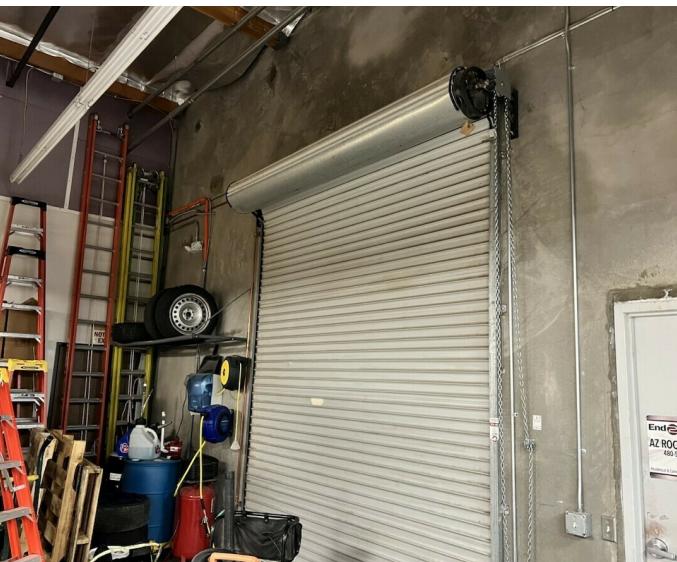
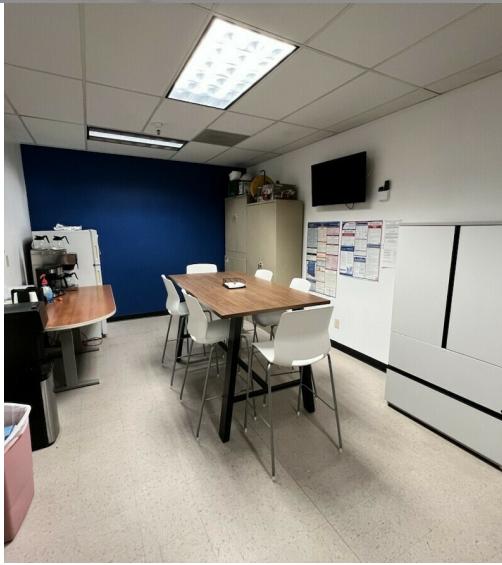
www.coberealestate.com

CoBE
REAL ESTATE ■■■

FOR SUBLEASE | WAREHOUSE-OFFICE

Hemisphere Loop Warehouse-Office

3280 E Hemisphere Loop, Tucson, AZ 85706



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

www.coberealestate.com

CoBE
REAL ESTATE ■■■

Hemisphere Loop Warehouse-Office

3280 E Hemisphere Loop, Tucson, AZ 85706

POPULATION

	1 MILE	3 MILES	5 MILES
--	--------	---------	---------

Total Population 5,624 58,736 137,397

Average Age 34 35 37

Average Age (Male) 33 35 36

Average Age (Female) 34 36 37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
--	--------	---------	---------

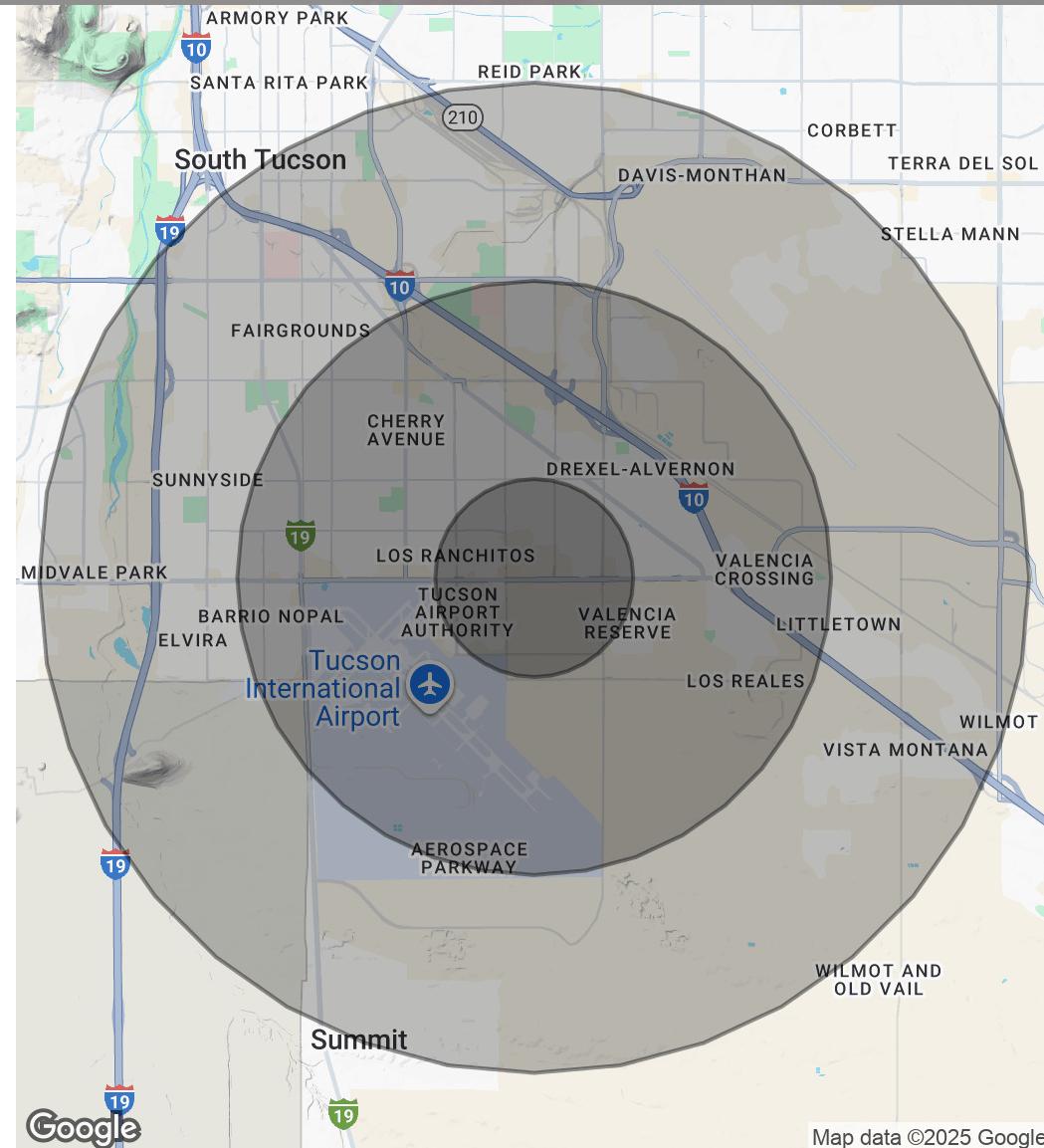
Total Households 1,838 19,815 46,231

of Persons per HH 3.1 3 3

Average HH Income \$67,864 \$69,564 \$66,075

Average House Value \$166,883 \$192,006 \$203,142

Demographics data derived from AlphaMap



Preston Beck | Advisor

O: 480.610.2400

C: 480.650.2029

preston@coberealestate.com

www.coberealestate.com

CoBE
REAL ESTATE ■■■