



stratasys  
DIRECT MANUFACTURING

FOR SUBLEASE | WAREHOUSE-OFFICE

# HEMISPHERE LOOP WAREHOUSE-OFFICE

3280 E Hemisphere Loop, Tucson, AZ 85706

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[coberealestate.com](http://coberealestate.com)

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## 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.

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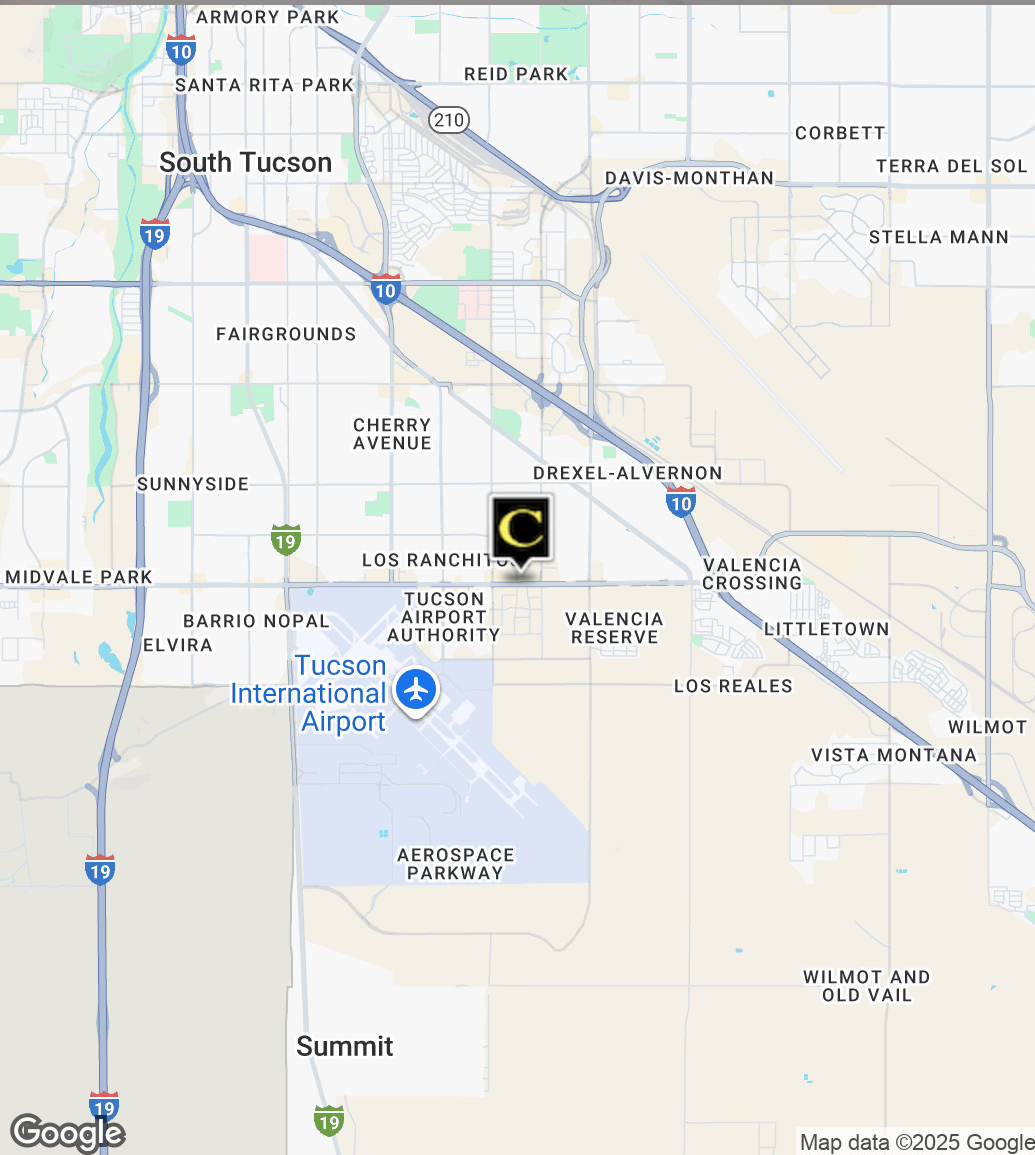




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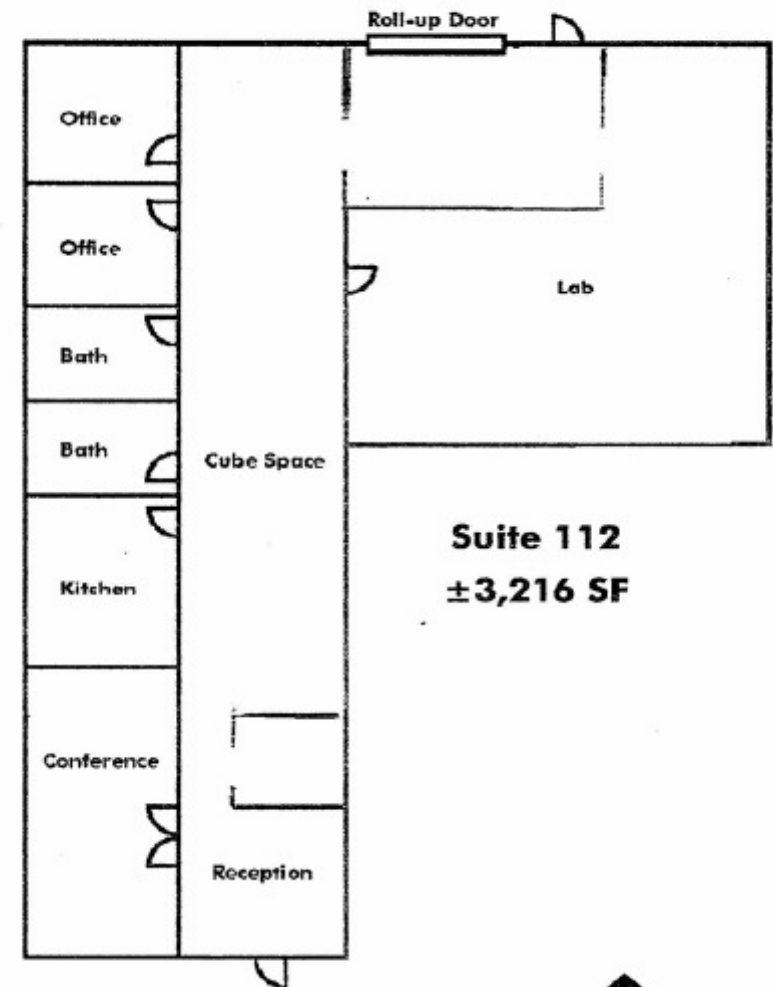
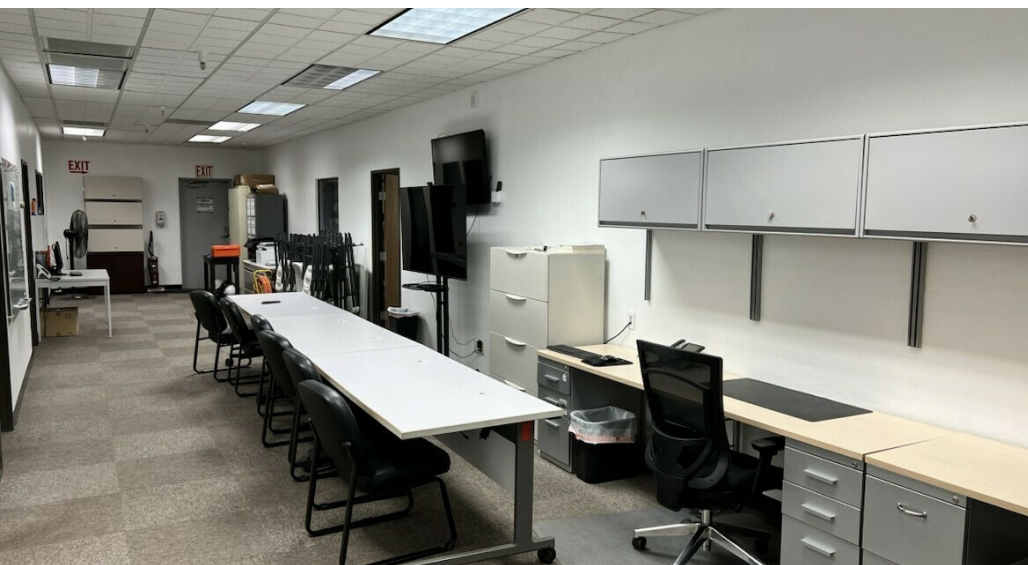




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**Suite 112**  
**±3,216 SF**

FLOOR PLANS NOT TO SCALE. MEASUREMENTS APPROX.



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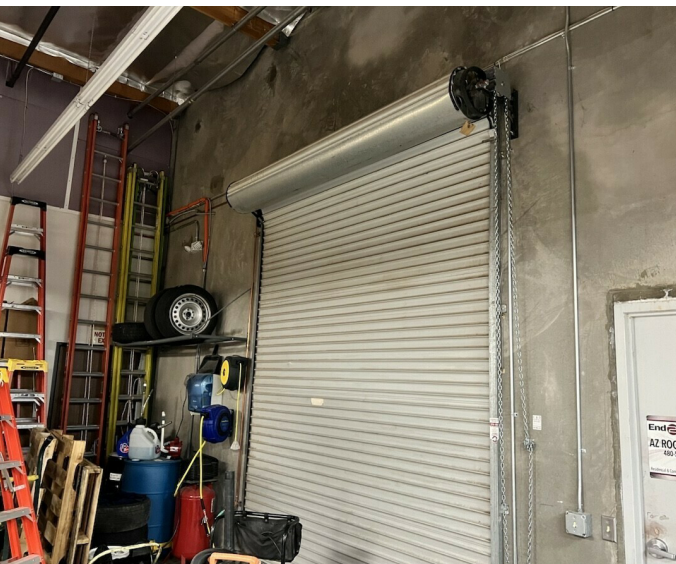
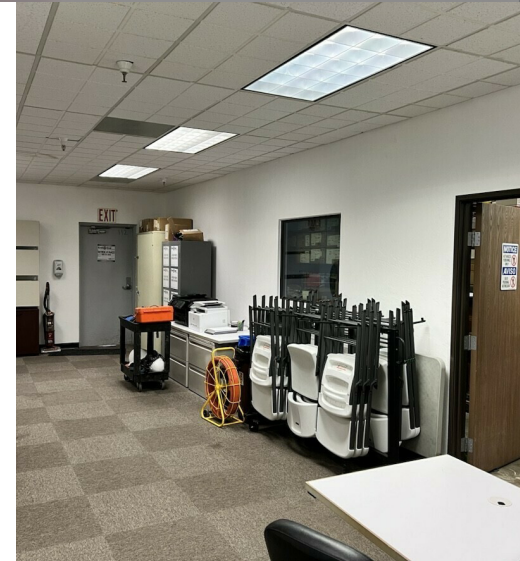
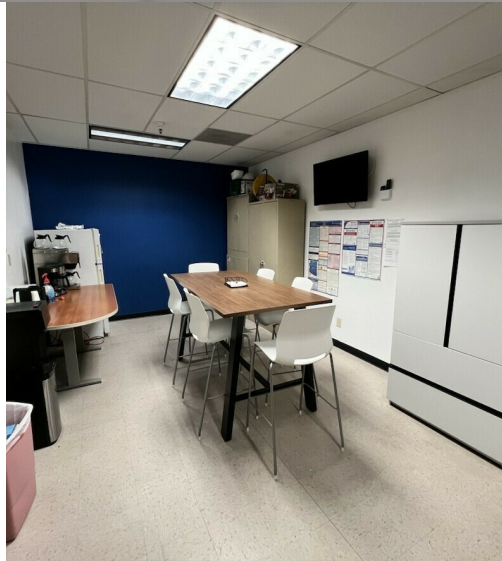




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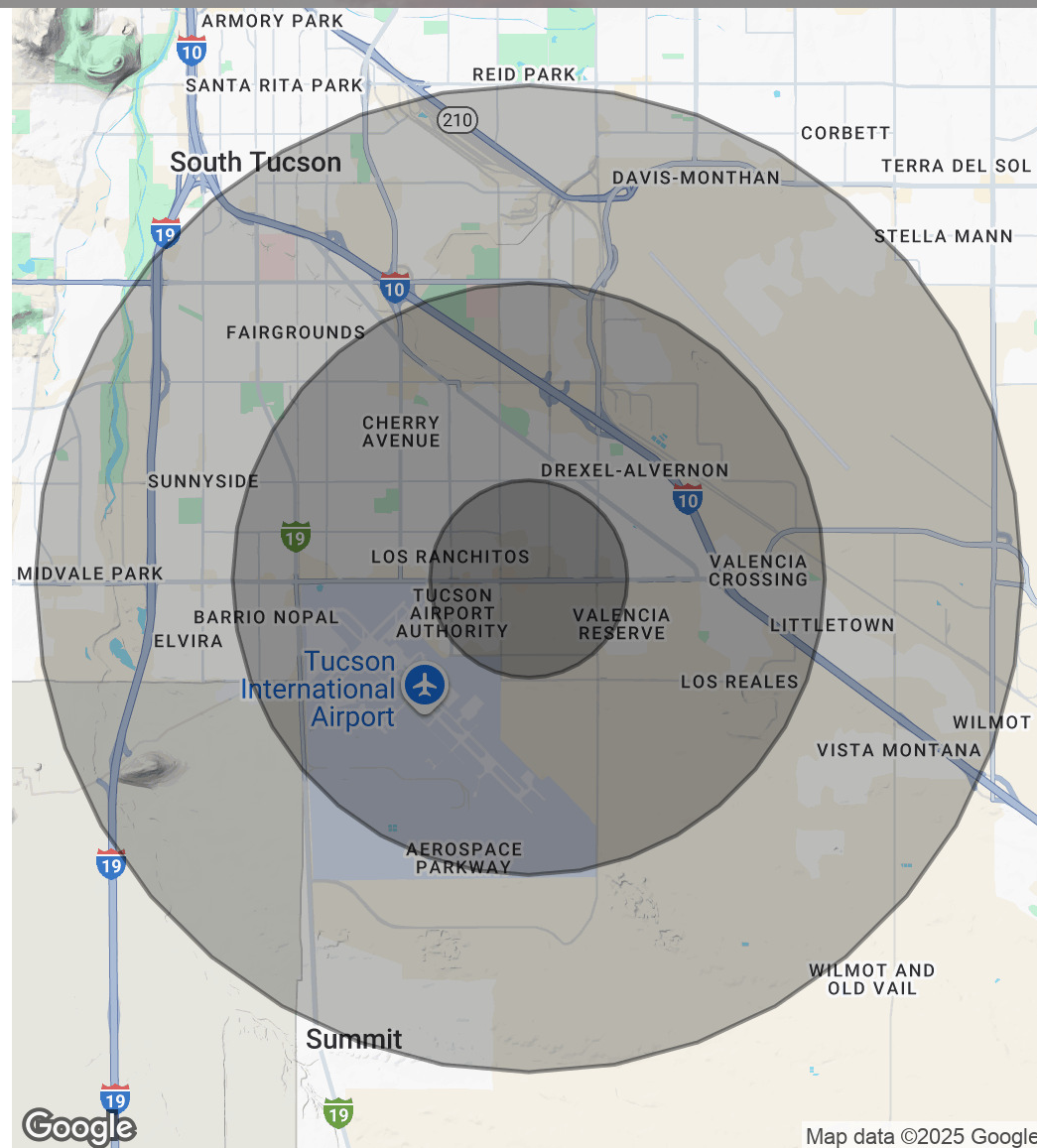
## POPULATION

	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



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