

Storefront Retail/Office For Lease

306-362 S. Ocotillo Ave., Benson, AZ



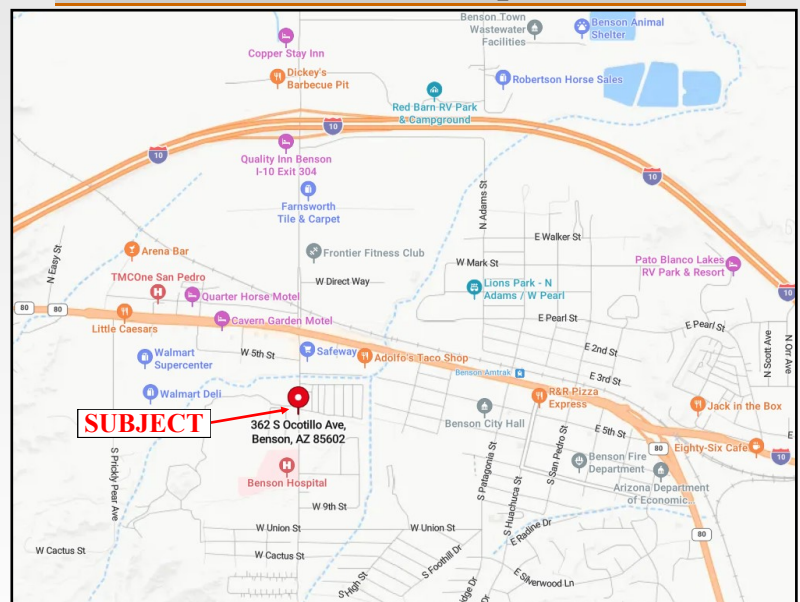
Lease Information

- **Availability:** 200 SF Up To 3,200 SF
- **Building Size:** ± 47,000 SF
- **Lease Rate:** \$10.00/SF
- **Lease Type:** Triple Net (NNN)
- **Zoning:** B-2, General Business

Comments:

- Anchored by Tractor Supply, the largest rural lifestyle retailer in the United States.
- Roof renovated in 2024 with 10-year warranty, stucco and paint improvements from 2022.
- Strategically located near Interstate 10, Safeway, Walmart and Benson Hospital.
- Unique location with great visibility and a lot of parking.

Location Map



Exclusively Represented by:

Cameron Casey
(c) 520-235-3603

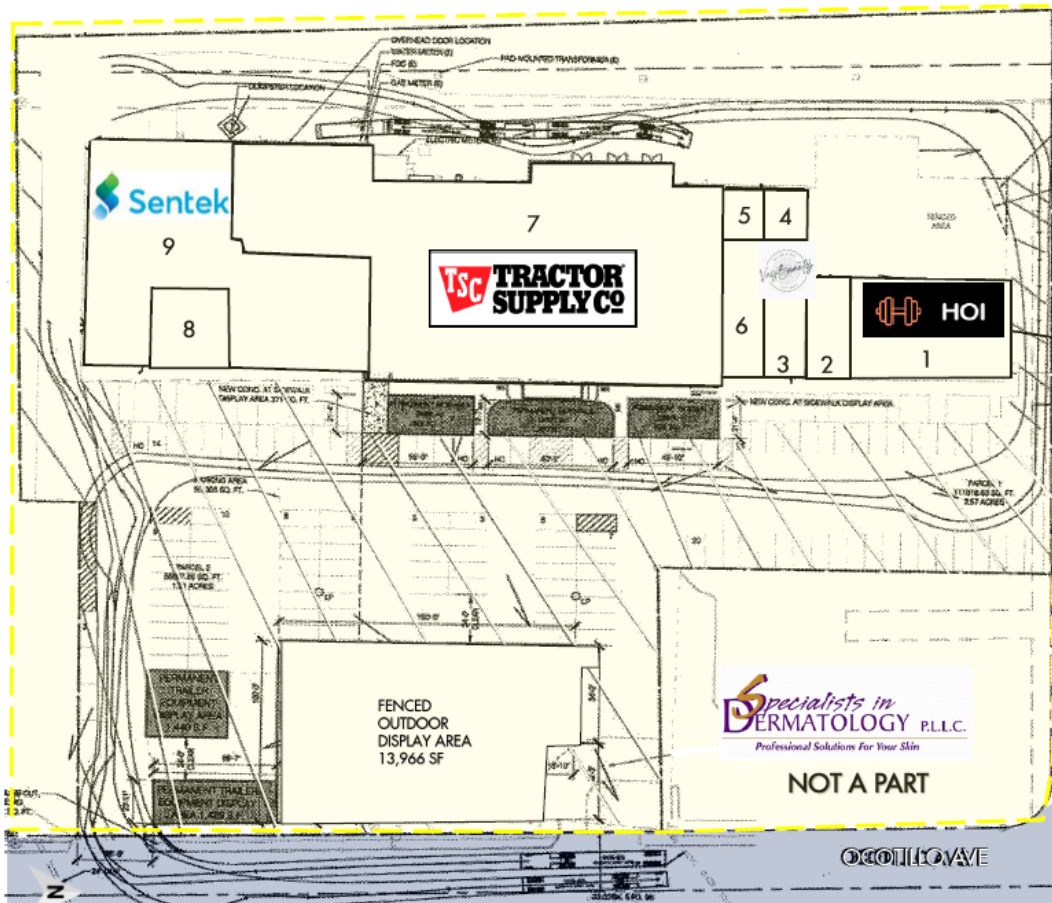
Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
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Location Aerial



Site Plan



	SUITE	SF	TENANT
1	306-316	3,700	HOUSE OF IRON CROSSFIT
2	322	1,200	VACANT
3	324	1,200	VAY BEAUTY SALON & CO
4	324.2	200	VACANT
5	326	2,705	VACANT
6	326.2	1,745	VACANT
7	350	24,250	TRACTOR SUPPLY
8	356	1,200	VACANT
9	346&352	10,800	SENTEK
	TOTAL	47,000	

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