

±8,088 SF BUILDING ON ±2.2 ACRE PAVED LOT
31-DOOR CROSS-DOCK TRUCK TERMINAL



Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

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SAM RUTLEDGE

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AVAILABLE FOR LEASE

2202 N DRAGON ST, TUCSON, AZ 85745



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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ABOUT THE PROPERTY



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TOTAL BUILDING SIZE	±8,088 SF
CROSS-DOCK SPACE	±6,720 SF (40' x 168')
OFFICE SPACE	±1,368 SF
LEASE RATE	\$14,500/Month NNN (\$468/Door)
PARCEL SIZE	±2.2 Acres
YARD	Fully Fenced & Paved with Concrete & Asphalt (2) Automated Gates
LOADING	(30) Loading Docks + (1) Ramp to Grade
CLEAR HEIGHT	14'
GAS	Natural Gas
APN	115-19-004T
ZONING	I-1, City of Tucson
DATE AVAILABLE	October 1, 2026
LOCATION	±0.5 miles off the I-10 Freeway via W Grant Rd. This site serves as an excellent last mile truck terminal

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SITE PLAN



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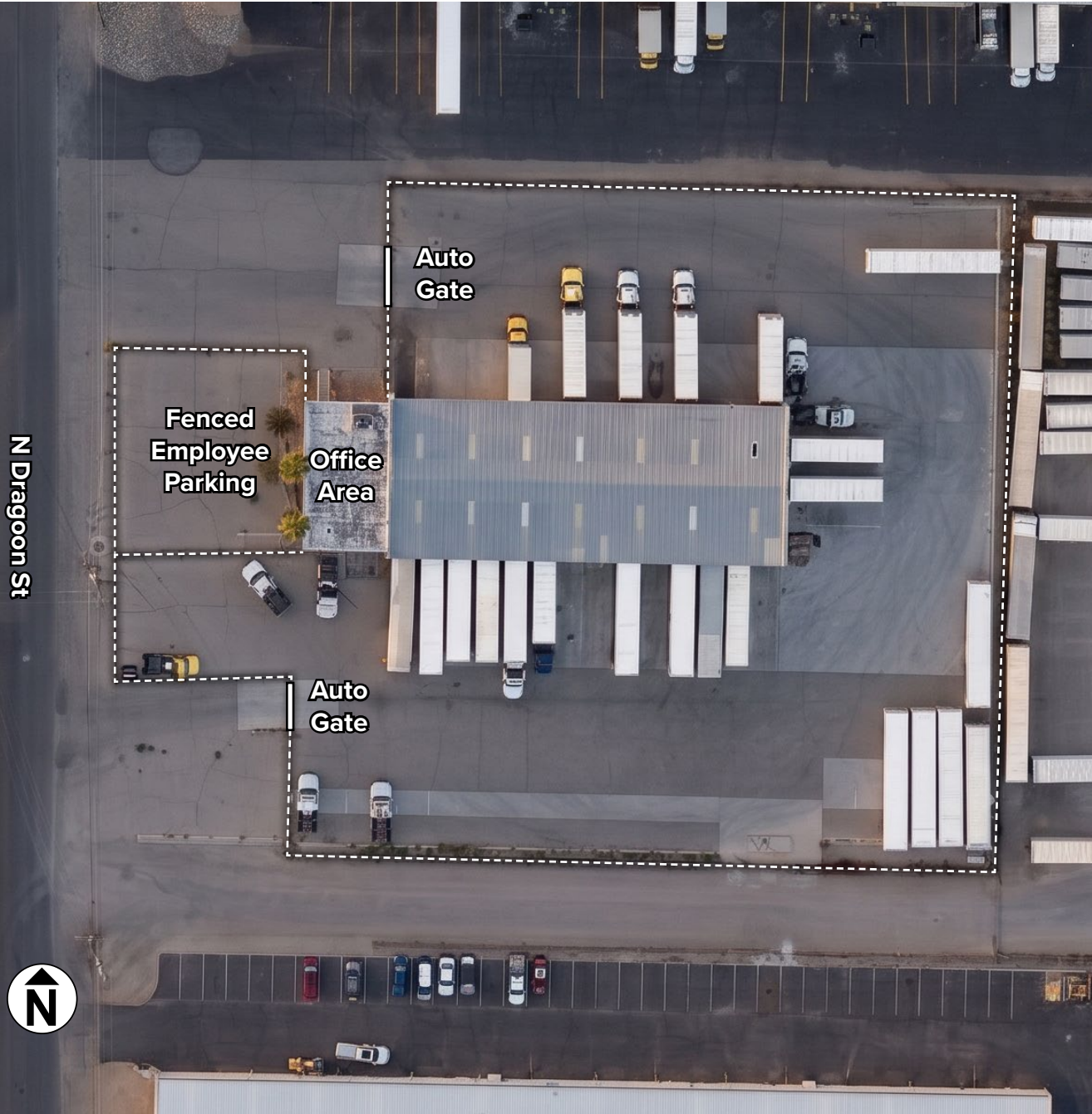
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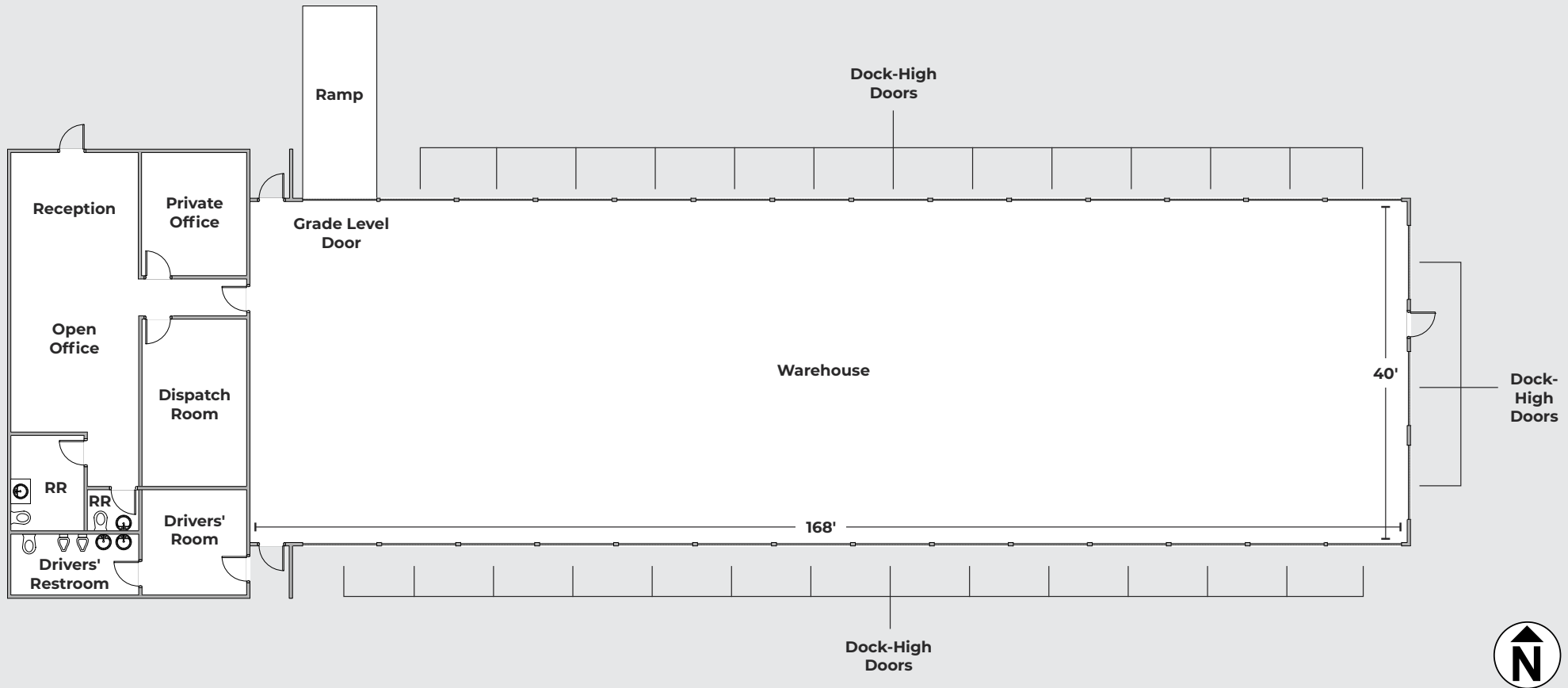
FLOOR PLAN



COMMERCIAL PROPERTIES INC.

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*Floor Plan Not To Scale

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AERIAL MAP



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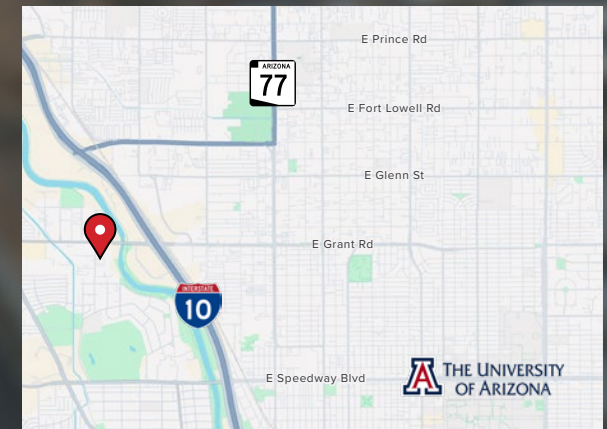
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08.19.26