

**±1,640 SF INDUSTRIAL/OFFICE SPACE FOR LEASE
OR SALE**

**Between Wetmore Road & Roger Road
4164 N Flowing Wells Road, Tucson**



Exclusively represented by

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FEATURES

BUILDING SIZE	±1,640 SF
LAND SIZE	±15,650 SF
SALE PRICE	\$390,000
LEASE RATE	\$1,950 per Month, NNN
ZONING	MU, Pima County

HIGHLIGHTS

- MU zoned (Allows for Industrial, Retail, and Office)
- Fully fenced and gated yard area
- Close proximity to I-10
- Additional exterior workshop
- Rear Dock

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	16,525	94,694	215,631
Avg Household Income	\$52,827	\$67,865	\$82,080
Total Employees	7,911	45,606	120,212

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

FLOWING WELLS ROAD	23,089 AADT
WETMORE ROAD	25,106 AADT

SOURCE: REGIS SITES USA 2024

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