

Industrial | For Sale or Lease

CBRE

3160 E Transcon Way & 3293 E Hemisphere Loop

Tucson, AZ 85713

±50,900 SF Industrial/Flex Building for Sale
±39,700 SF Available for Lease



Bullpen



Property Description

This building is near the Country Club and Valencia intersection. Located in the Tucson International Business Center. About one mile from the Tucson International airport and near several Interstate 10 on ramps. This is a Flex Industrial building, prior uses include light manufacturing, R & D, back office, and warehouse distribution.

Property Details

Lease Rate	\$0.80/SF, NNN
Sale Price	Call agent for details
Building Size	±50,900 SF
Available for Lease	±39,700 SF
Land Size	4.306 AC
Parking	6 per 1,000 square feet
Power	3,200; 480/600v; 3 phase
HVAC	90% AC
Loading	Dock and grade
Clear Height	24'
Zoning	I-1, City of Tucson Industrial
YOC	1995

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Floor Plan



*Floor plan not to scale



Conference Room



Lobby

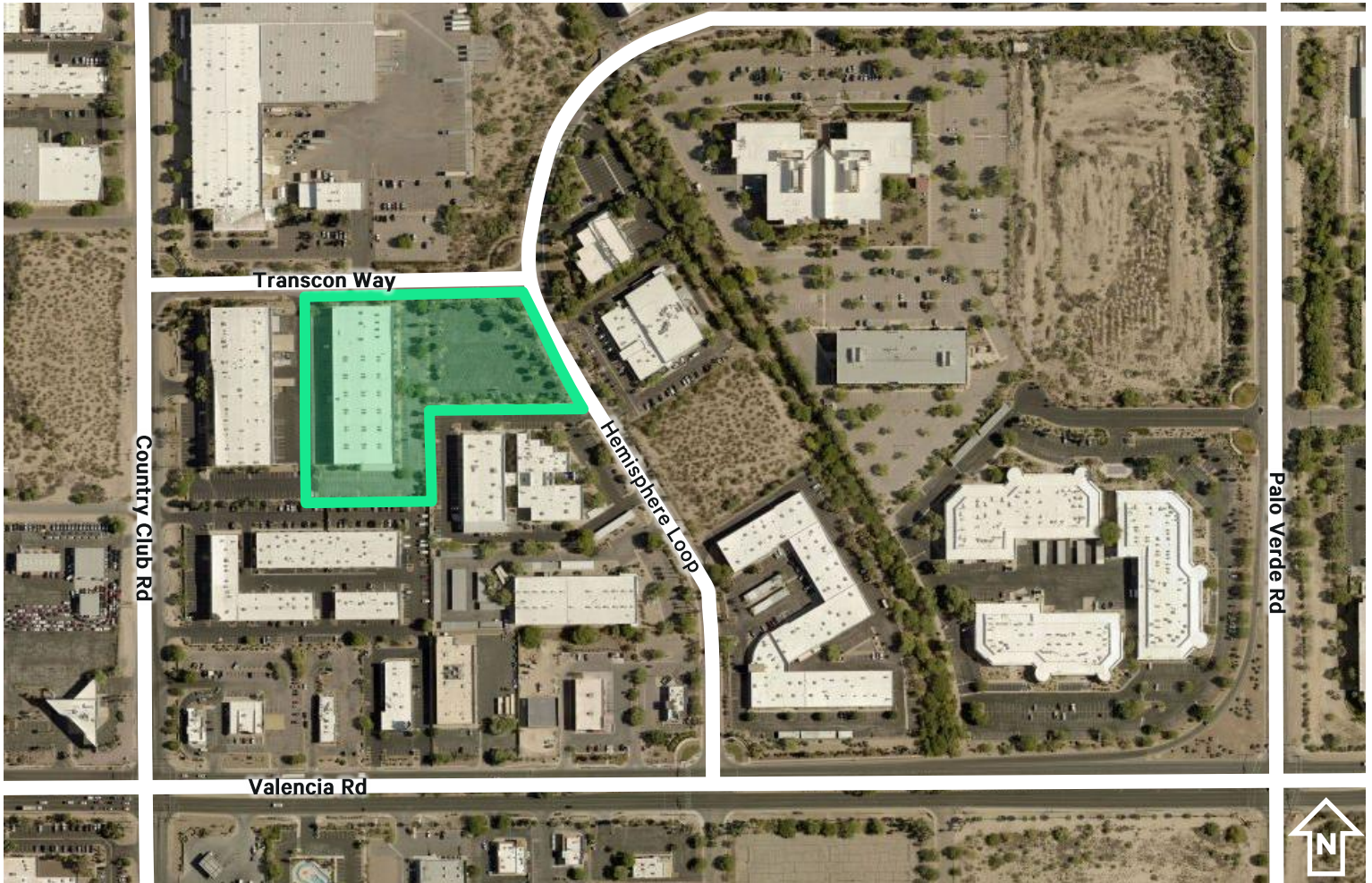


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Property Aerial



Dock & Loading Area



Warehouse



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Contact Us

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