

FOR LEASE 2859 E. Elvira Rd

Tucson, Arizona 85756



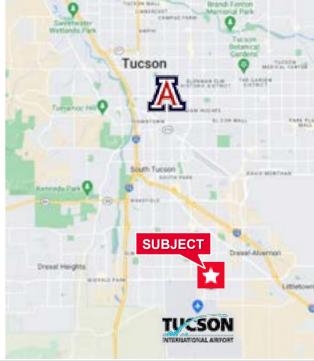
±15,000 SF Warehouse/Distribution Building Lease rate: \$0.95/SF NNN

Property Highlights

- · Freestanding warehouse/distribution building with excess truck parking
- Half a mile to Tucson International Airport
- One mile to Interstate 10
- · Robust distribution infrastructure

Property Details	
Possession	Available June 1, 2024
Lease Type	Est. NNN \$0.22/SF
Zoning	I-1, Light Industrial (City of Tucson)
Loading	4 Dock Doors, measuring 10.5' x 12' 6 Grade Level Doors, measuring 8.5' x 10'
Clear Height	18'
Power	110/220, 277/480v, 3 phase, 4 wire
Construction	Concrete Tilt

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4/2/2024

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Newly completed office space and building refresh

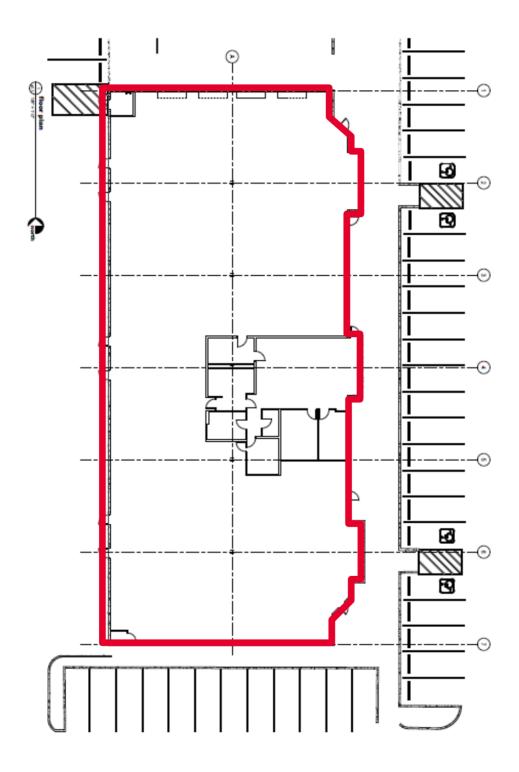








Floor Plan

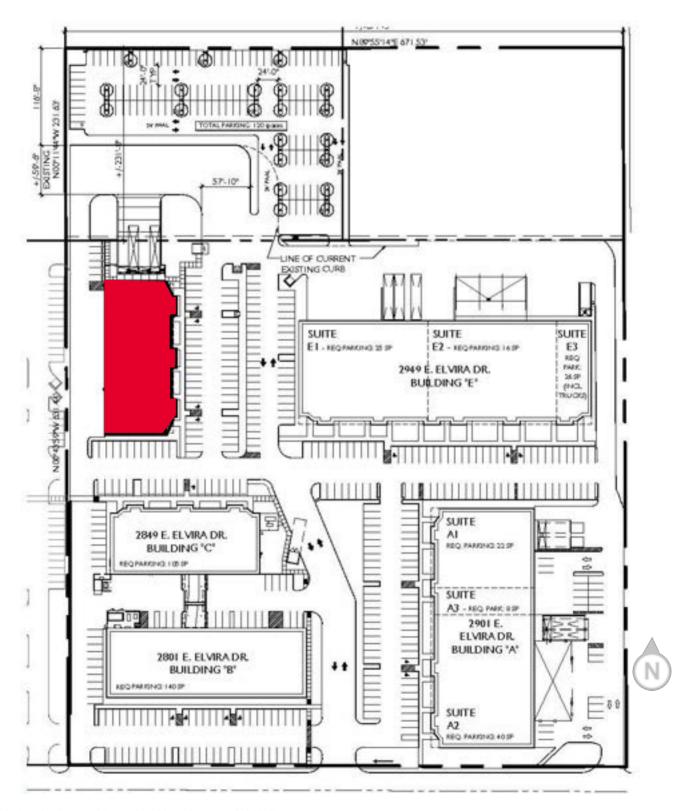




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Site Plan





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Aerial



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Property Photos



North Loading





West Loading





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Trade Map

