

FOR LEASE 3421/3435 E 44th Street Tucson, AZ 85713



Building	Square Feet	\$/SF/MO*	Base Rent/MO*
3421	7,150 SF	\$0.48	\$3,432
3435	8,157 SF	\$0.48	\$3,915

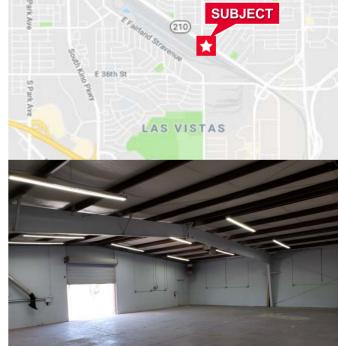
*Pima County rental tax (0.5%), own utilities and CAM fee of \$100/mo. on top

Property Highlights

- Natural gas & space heaters
- Plumbed for compression-air
- 400 amp; 3 phase
- Skylight upgrade
- LED lighting upgrade
- Yard space included!

Brandon Rodgers, SIOR, CCIM **Owner/Agent** Principal, Industrial or Commercial Properties +1 520 546 2714 brodgers@picor.com

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E 22nd St

22nd St

E 22nd St

PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

CUSHMAN & PICOR

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AERIAL & INTERIOR PHOTOS

Interior Warehouse



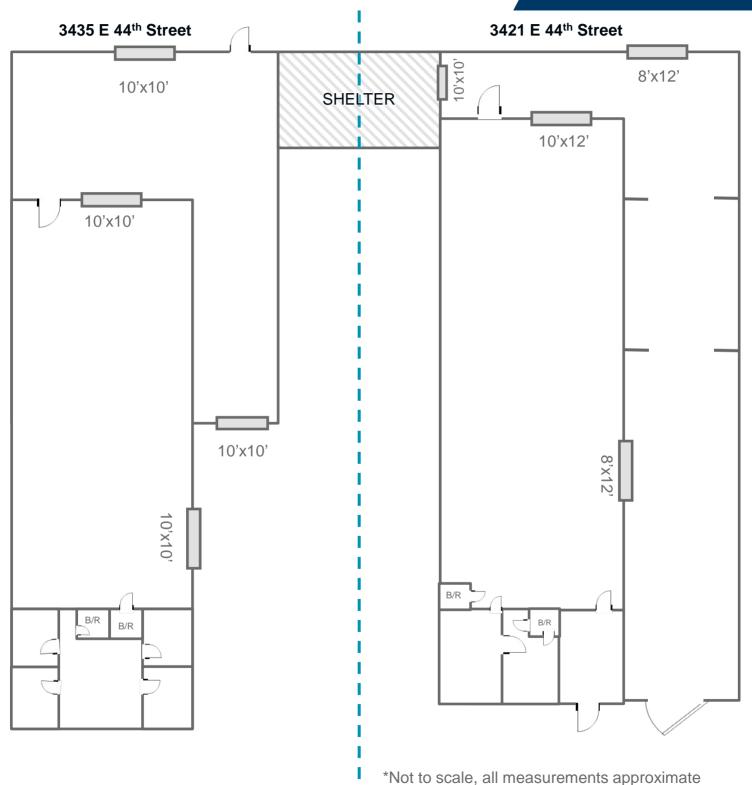
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Office

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Tucson, AZ 85713

FLOOR PLAN



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