



FOR LEASE

572-2,525 SF
\$1.13/SF, MG

Key Features

- Project has been updated and suites remodeled
- Move-in ready suites available!
- Functional for industrial, retail, and office
- Excellent access to Interstate 10 and midtown Tucson locations
- CI-2 zoning (Pima County)

Suite	Size (SF)	Rate/SF/Mo.	Monthly Rent	Buildout
3200 S Dodge, Suite 5	1,158	\$1.13/SF, MG	\$1,309	25% office / 75% warehouse
3210 S Dodge, Suite 2	572	\$1.13/SF, MG	\$646	100% warehouse Available June 2026
3240 S Dodge, Suite 7	1,400	\$1.13/SF, MG	\$1,582	30% office / 70% warehouse
3250 S Dodge, Suite 7	2,085	\$1.13/SF, MG	\$2,356	60% office / 40% warehouse
3601 E 44 th St, Suite 101-102	2,500	\$1.13/SF, MG	\$2,825	20% office / 80% warehouse
3631 E 44 th St, Suite 145	1,647	\$1.13/SF, MG	\$1,861	25% office / 75% warehouse
3671 E 44 th St	2,525	\$1.13/SF, MG	\$2,853	100% A/C office/warehouse with dropped ceilings

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Site Plan

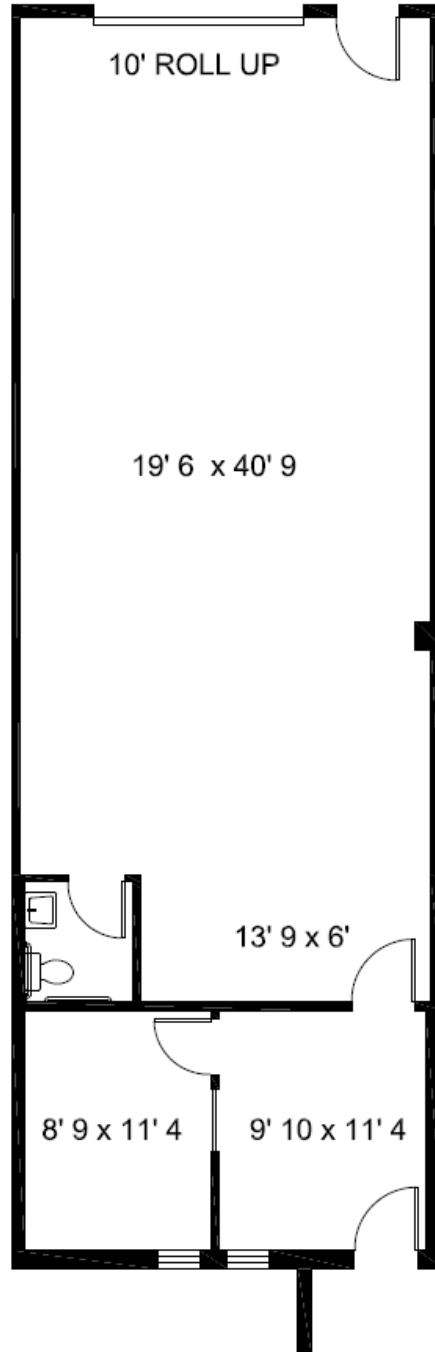


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Floor Plan – 3200 S Dodge Blvd, Suite 5 – 1,158 SF



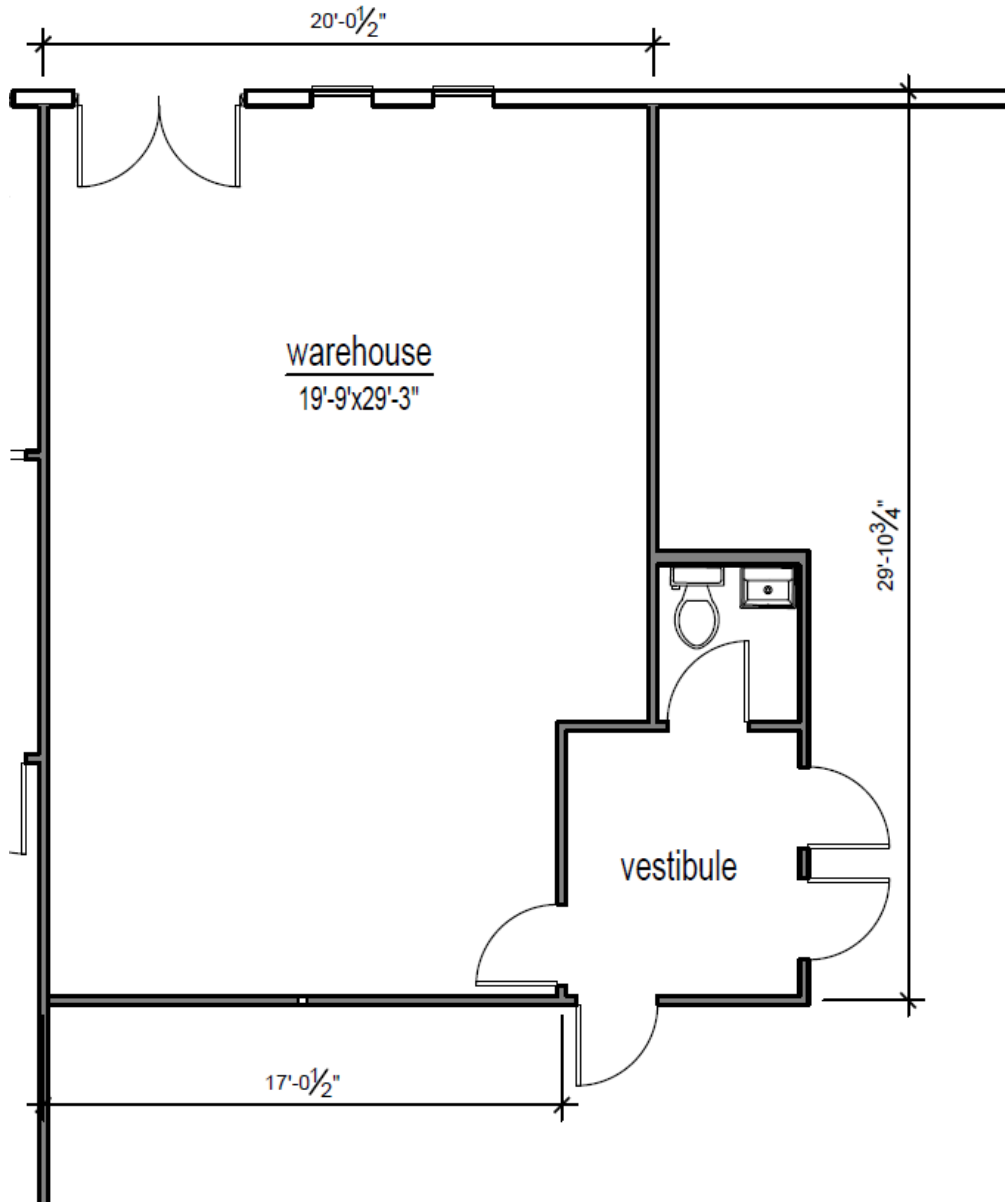
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Floor Plan – 3210 S Dodge Blvd, Suite 2 – 572 SF

- Restroom shared with adjacent space.

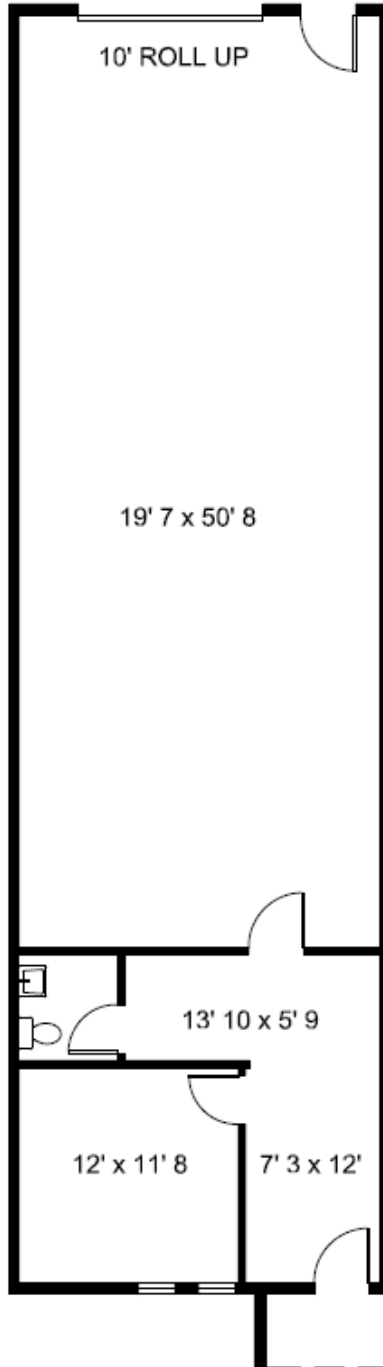


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Floor Plan – 3240 S Dodge, Suite 7 – 1,400 SF

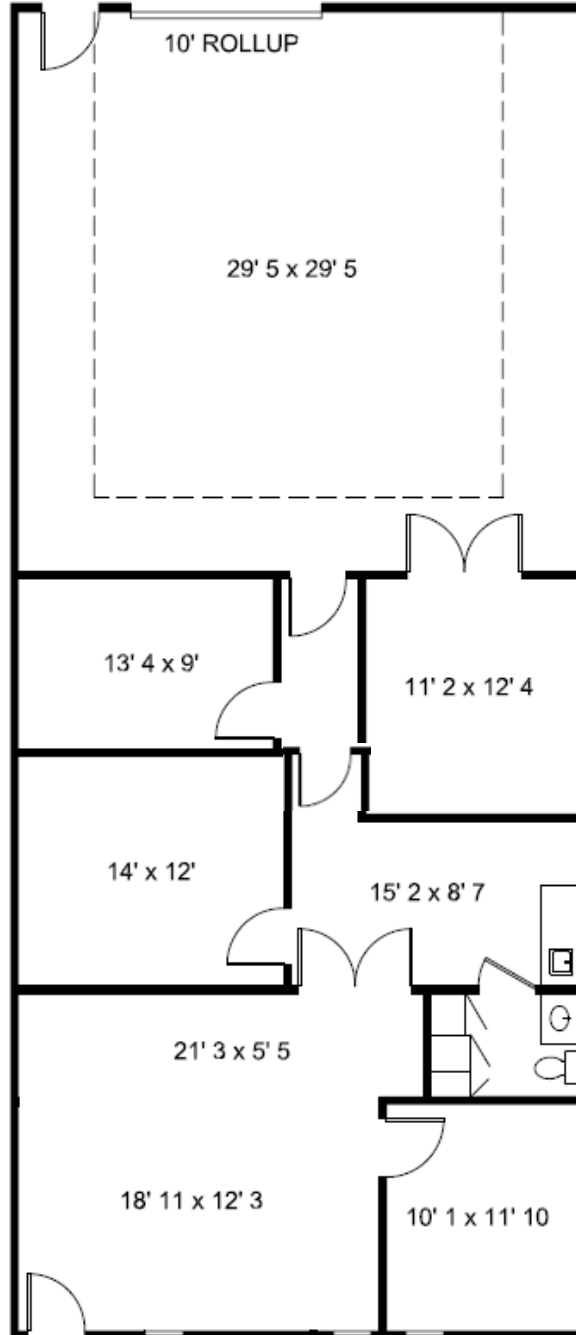


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Floor Plan – 3250 S Dodge, Suite 7 – 2,085 SF



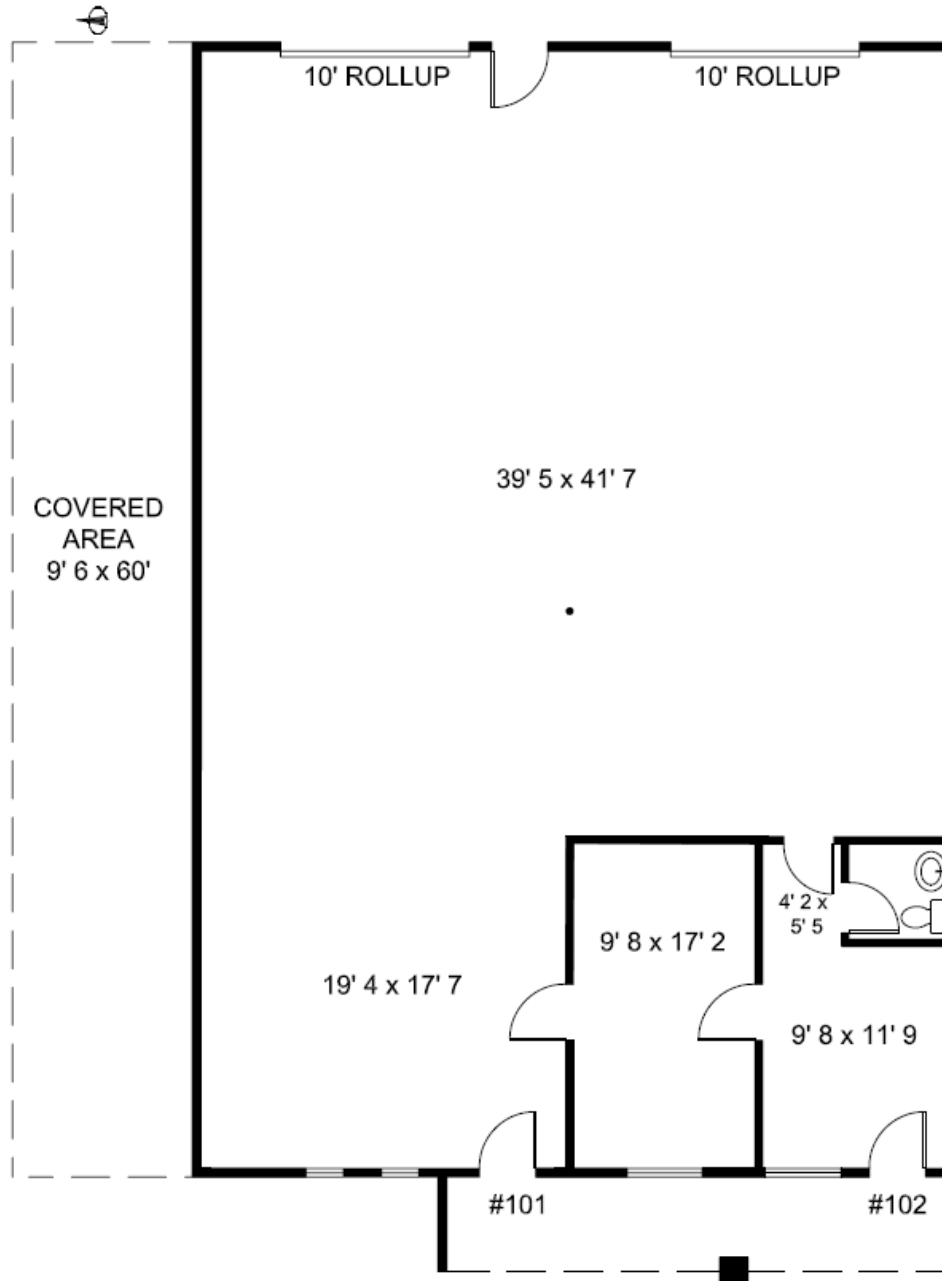
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Floor Plan – 3601 E 44th St, Suites 101 & 102 – 2,500 SF

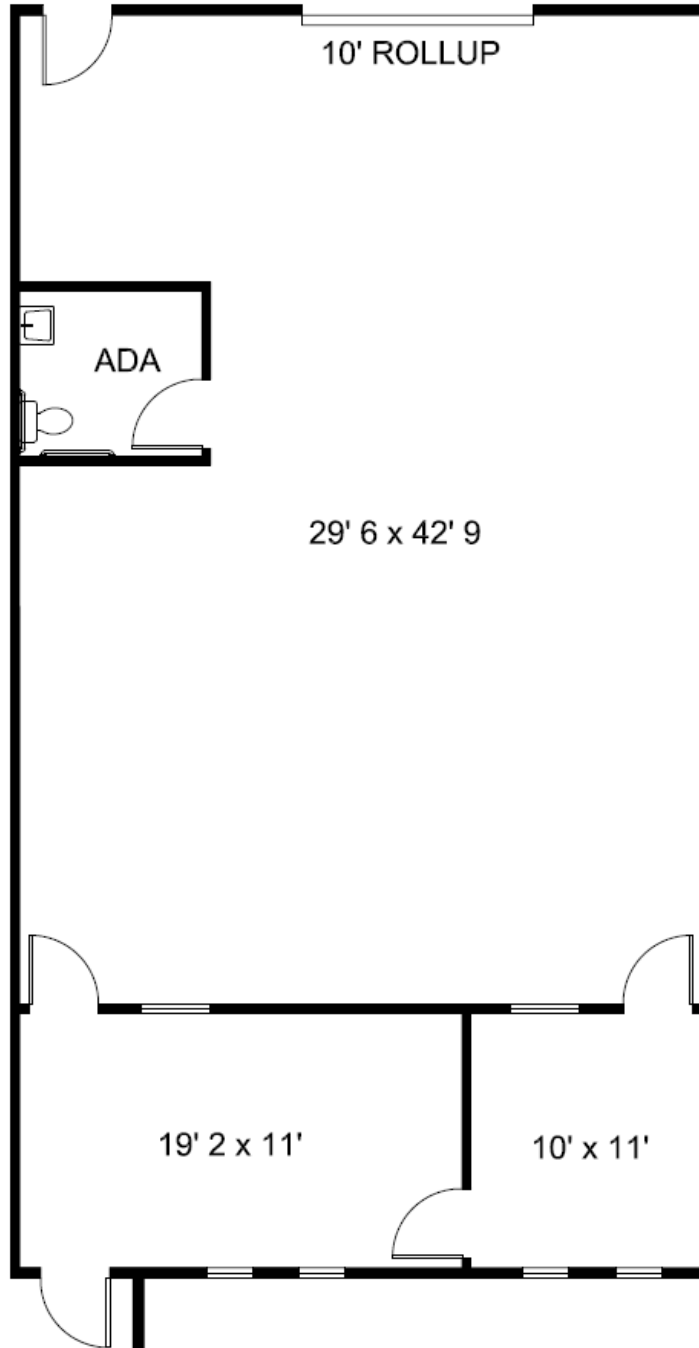
- Includes small, fenced storage area
- 44th Street frontage



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Floor Plan – 3631 E 44th St, Suite 145 – 1,647 SF



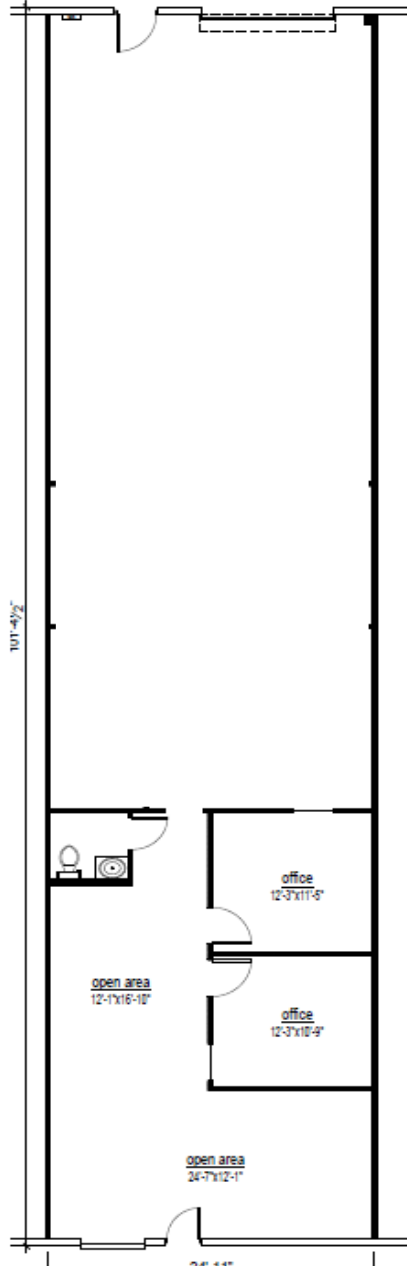
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Floor Plan – 3671 E 44th St – 2,525 SF

- 100% air conditioned office and warehouse with dropped ceilings
- 44th Street frontage



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Property Photos



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Property Photos

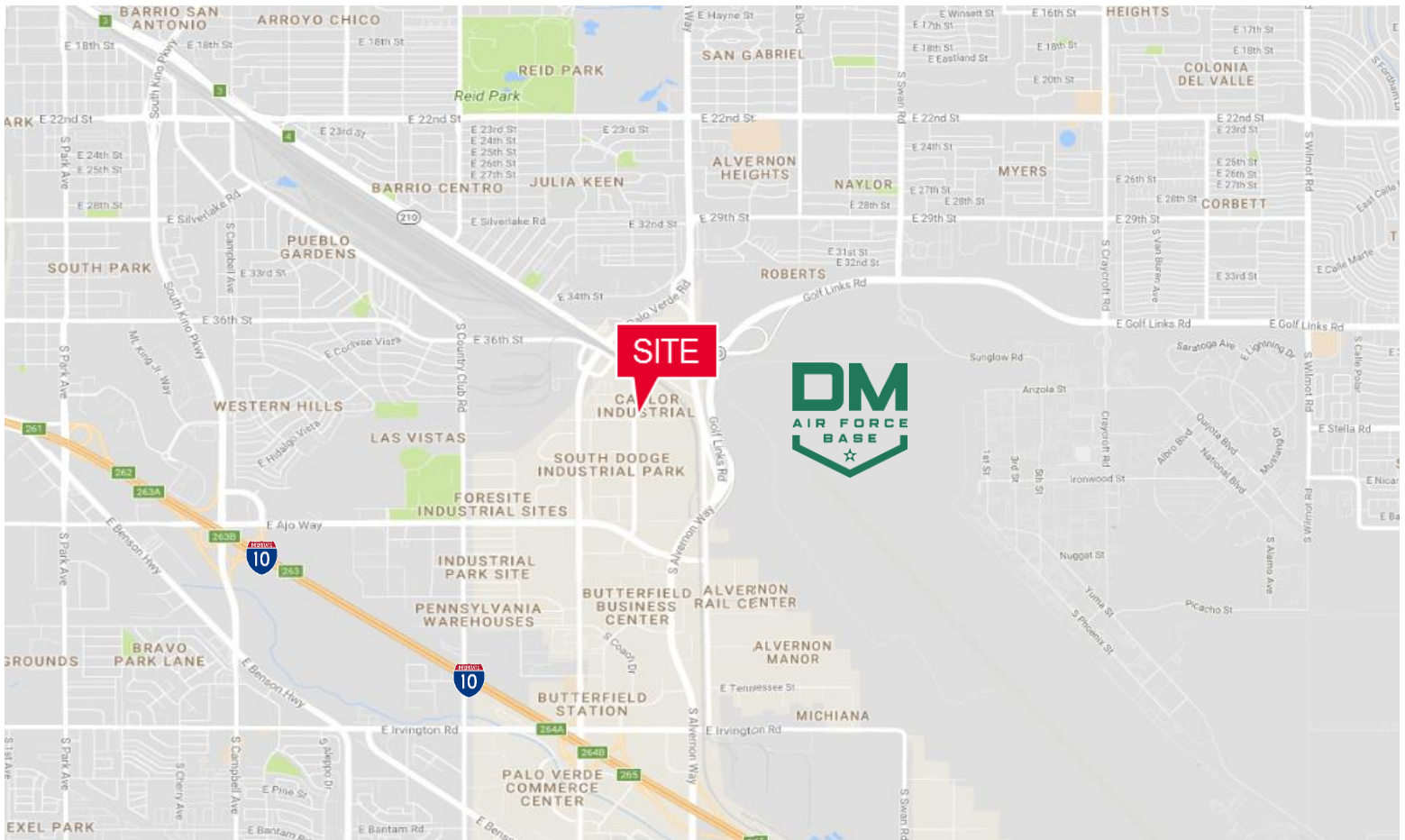


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Map



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