

≡ FOUR WALLS

2701, 2711, 2721, 2731 East Elvira Road
Tucson, Arizona

Four Walls Tucson



8,000-65,000 SF CONTIGUOUS



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WAREHOUSE FOR LEASE

AVAILABILITY DETAILS

Four Walls Tucson



FOUR BUILDINGS

2701 E Elvira Road:	24,774 SF
2711 E Elvira Road:	29,840 SF
2721 E Elvira Road:	36,614 SF
2731 E Elvira Road:	21,682 SF
TOTAL:	112,907 SF

LAND AVAILABLE

2701 - 2731 E Elvira:	9.85-Acres
Excess Land Available:	4.92-Acres
TOTAL:	14.77-Acres

PROPERTY INFO

- Heavy power
- Fully air-conditioned buildings
- High spec finishes
- Within amenity-dense Airport submarket
- Multiple size configurations available
- Zoning: I-1, Light Industrial
- Utility services by Tucson Electric Power and Southwest Gas



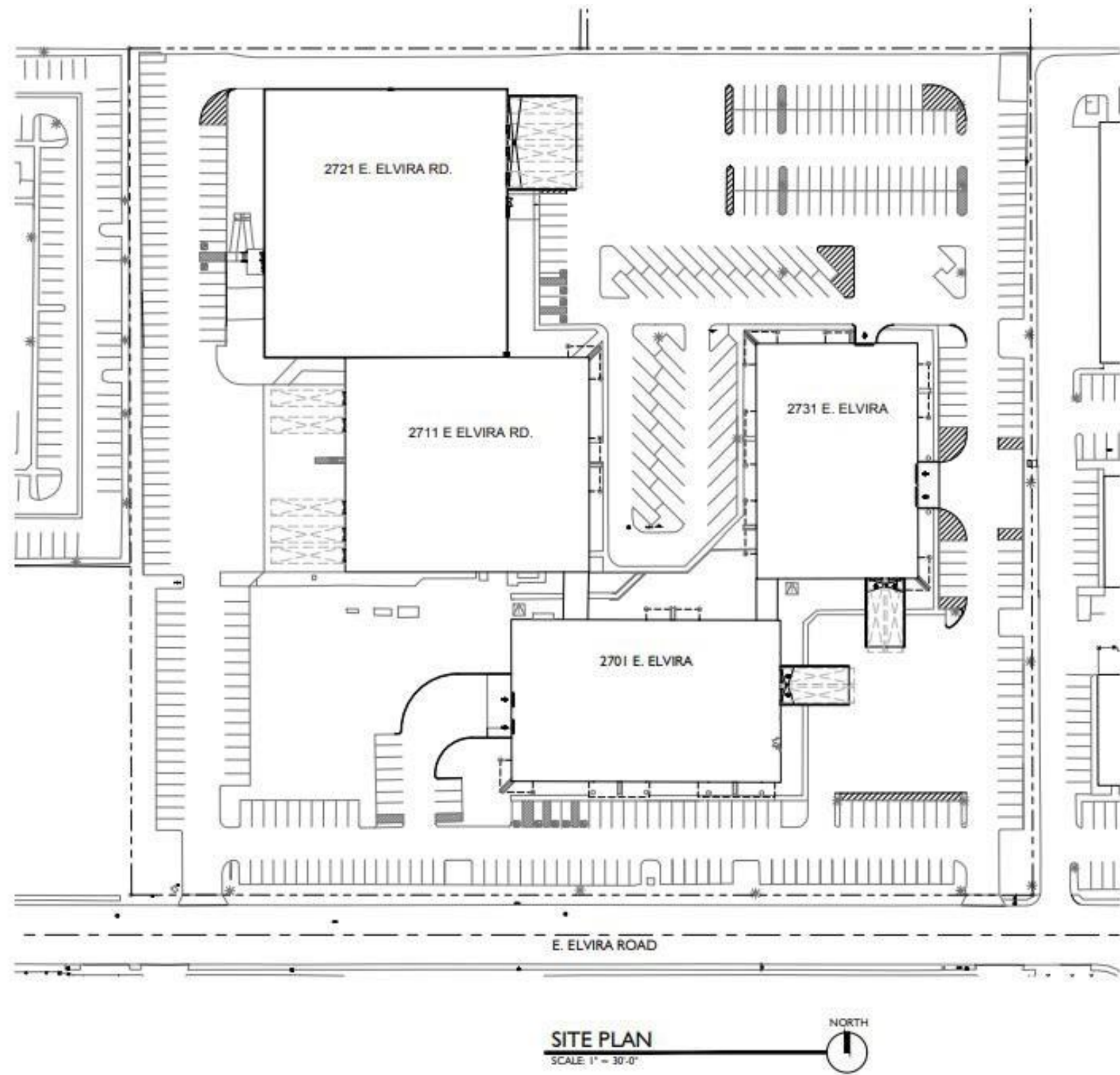
PROPERTY DETAILS



ADDRESS	2701 E Elvira Rd	2711 E Elvira Rd	2721 E Elvira Rd	2731 E Elvira Rd	TOTAL
RSF	24,774 SF	29,840 SF*	36,614 SF	21,682 SF	112,907 SF
CLEAR HEIGHT	14'0"	18'0"	19'0"	12'2"	
SPRINKLERS	Wet	Wet	Wet	Wet	
LIGHTING	LED	LED	LED	LED	
POWER	1,600A-277/480V	1,000A-277/480V	1,000A-277/480V	1,000A-277/480V	
LOADING	2 Docks / 2 Grade	5 Docks / 1 Ramp	4 Docks	2 Docks / 3 Grade	

Four Walls Tucson

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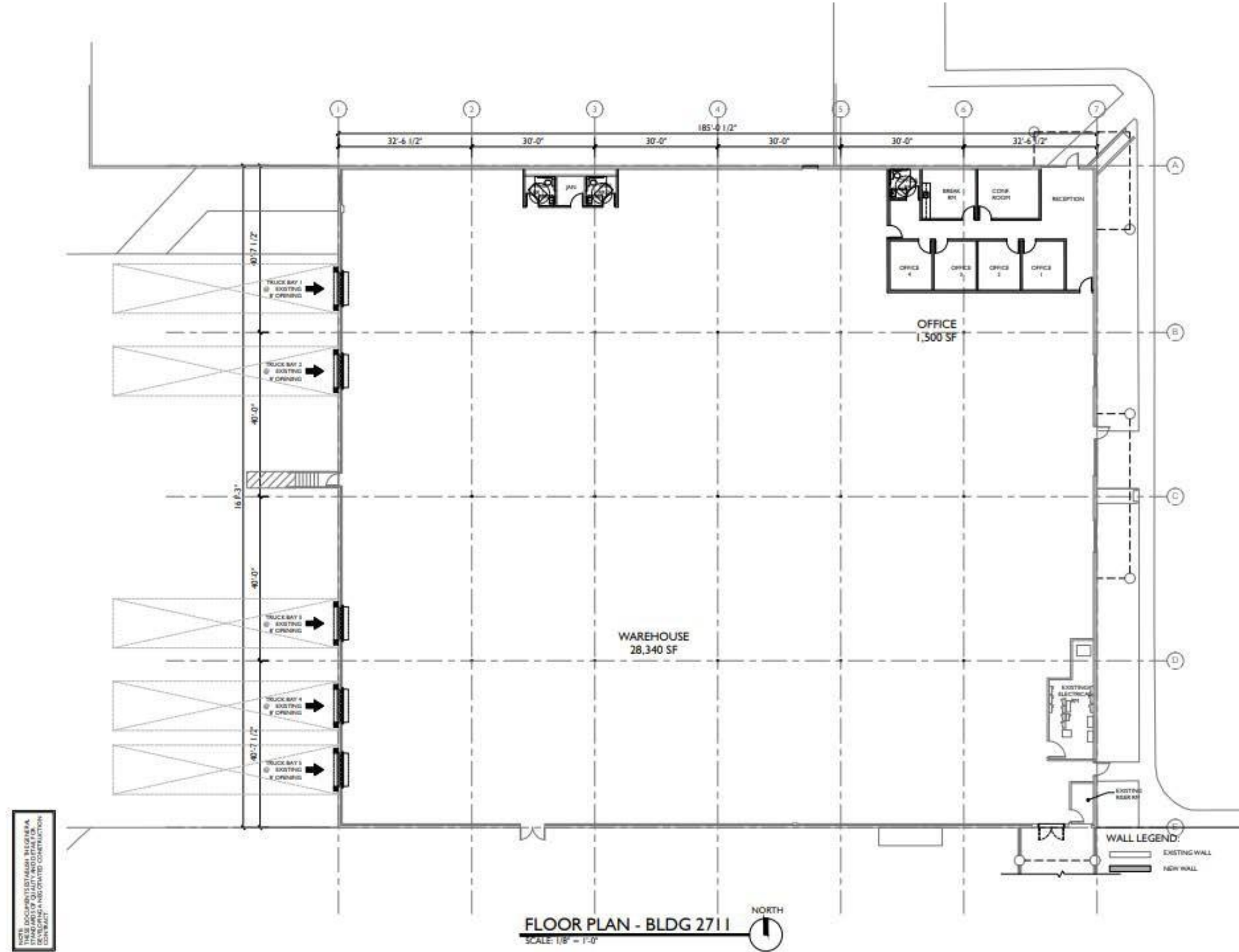
THE SITE PLAN



FLOOR PLANS

Four Walls Tucson

**2711
E ELVIRA**



FLOOR PLAN

FOUR WALLS TUCSON
2701-2731 E. Elvira Rd.
Tucson, Arizona 85756



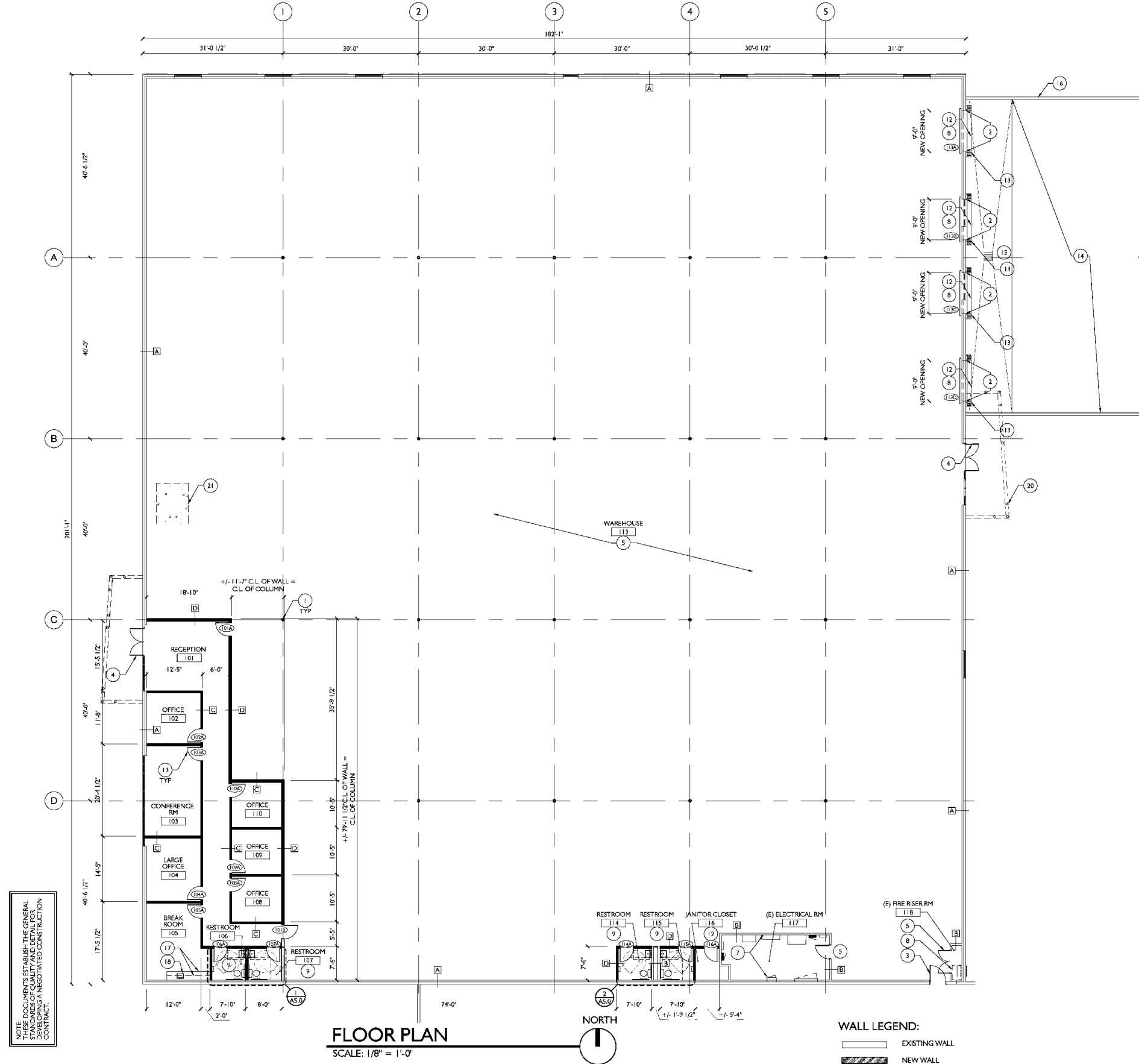
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FLOOR PLANS

Four Walls Tucson

**2721
E ELVIRA**



Revisions

FLOOR PLAN

FOUR WALLS TUCSON
2721 E. Elvira Rd.
Tucson, Arizona 85756



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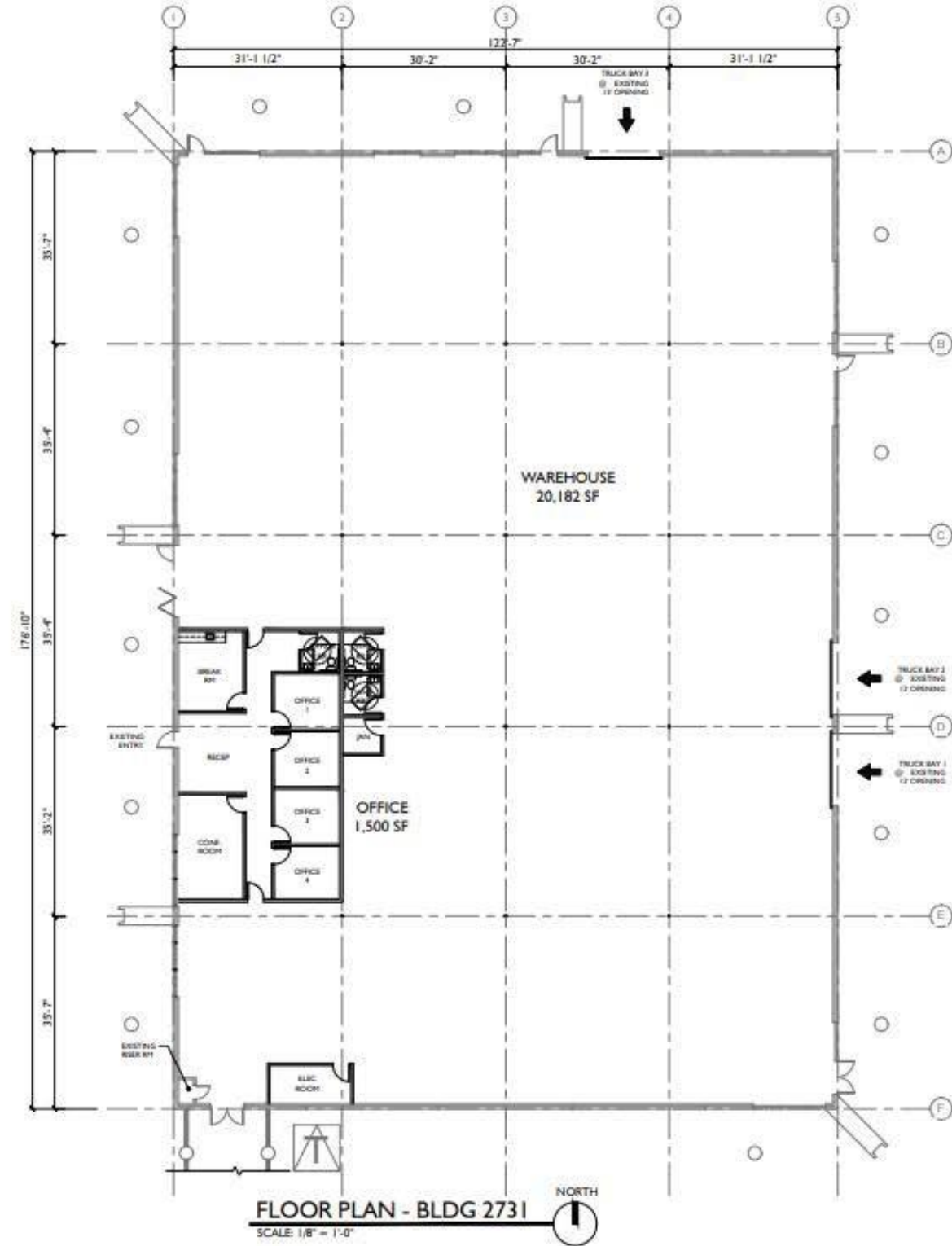
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FLOOR PLANS

Four Walls Tucson

**2731
E ELVIRA**

NOTE:
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WALL LEGEND:
 EXISTING WALL
 NEW WALL



FLOOR PLAN

FOUR WALLS TUCSON
2701-2731 E. Elvira Rd.
Tucson, Arizona 85756



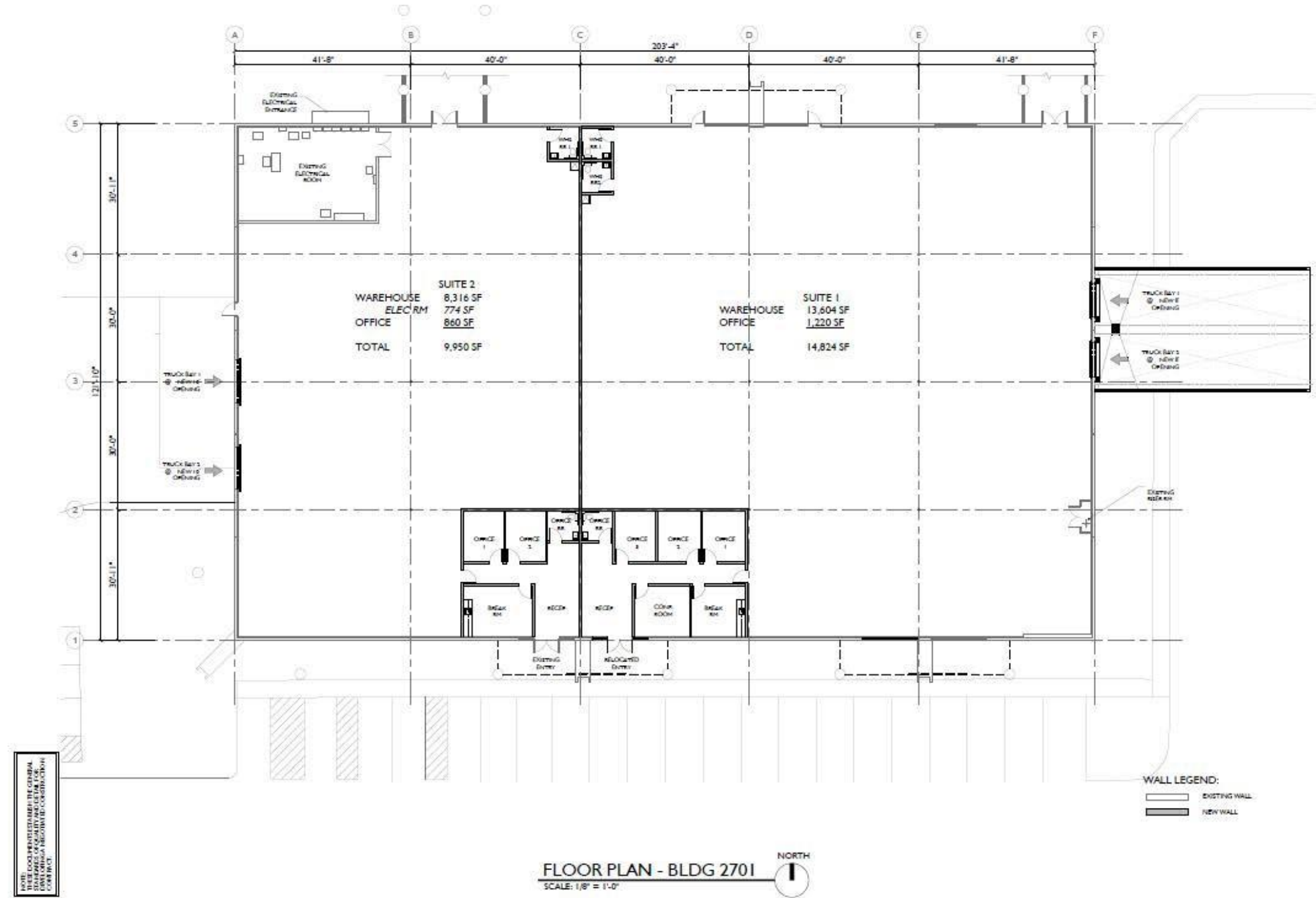
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A1.4

DEMISING PLANS

Four Walls Tucson

**2701
E ELVIRA
MULTI
TENANT**



Printing
only
not for
construction
Expires 08/30/23
Revisions

FLOOR PLAN

FOUR WALLS TUCSON
2701-2731 E. Elvira Rd.
Tucson, Arizona 85756

a23studios

Project: 14019
Date: 08.14.24
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TUCSON MARKET



1.08M
TUCSON MSA
POPULATION



484.4K
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.75%
POPULATION
GROWTH



\$64.3K
MEDIAN
INCOME



3.2%
UNEMPLOYMENT
RATE

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



THE UNIVERSITY
OF ARIZONA

53.2K

Total Enrollment,
2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS

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