

INDUSTRIAL & OFFICE

Property Highlights

- Well-configured industrial, office & retail spaces
- Proximity to Tucson business hub
- Convenient central location
- Zoned C-2, City of Tucson

Address	Size	Rent/SF/Mo	Rent/Mo	Configuration
4500 E Speedway #11*	1,600 SF	\$0.94 MG	\$1,504 MG	20% office/ 80% warehouse Avail. 4/1/23
4500 E Speedway #16/17*	3,200 SF	\$0.94 MG	\$3,008 MG	100% A/C office/ open space
4500 E Speedway #22/23*	3,520 SF	\$0.94 MG	\$3,309 MG	Avail. 5/1/23
4500 E Speedway #24*	1,200 SF	\$0.94 MG	\$1,128 MG	Avail. 5/1/23
4500 E Speedway #105*	1,053 SF	\$0.94 MG	\$990 MG	Avail. 4/1/23
4500 E Speedway #113*	1,272 SF	\$0.94 MG	\$1,196 MG	85% office 100% A/C

* Please do not disturb existing tenants.



For more information, please contact:

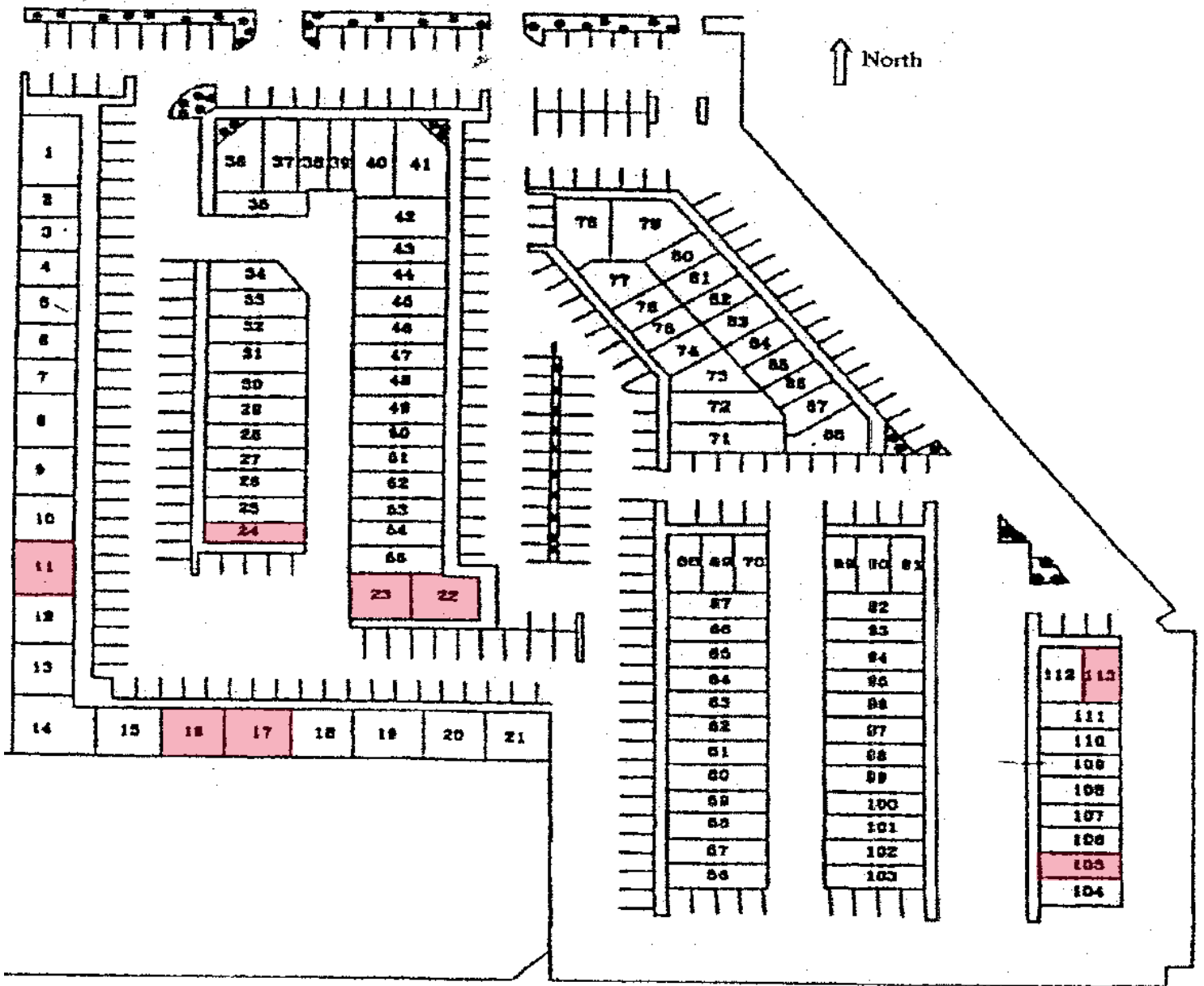
Paul Hooker, SIOR
Principal, Commercial Properties
+1 520 546 2704
phooker@picor.com

Andrew Keim
Industrial Properties
+1 520 546 2763
akeim@picor.com

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

INDUSTRIAL & OFFICE

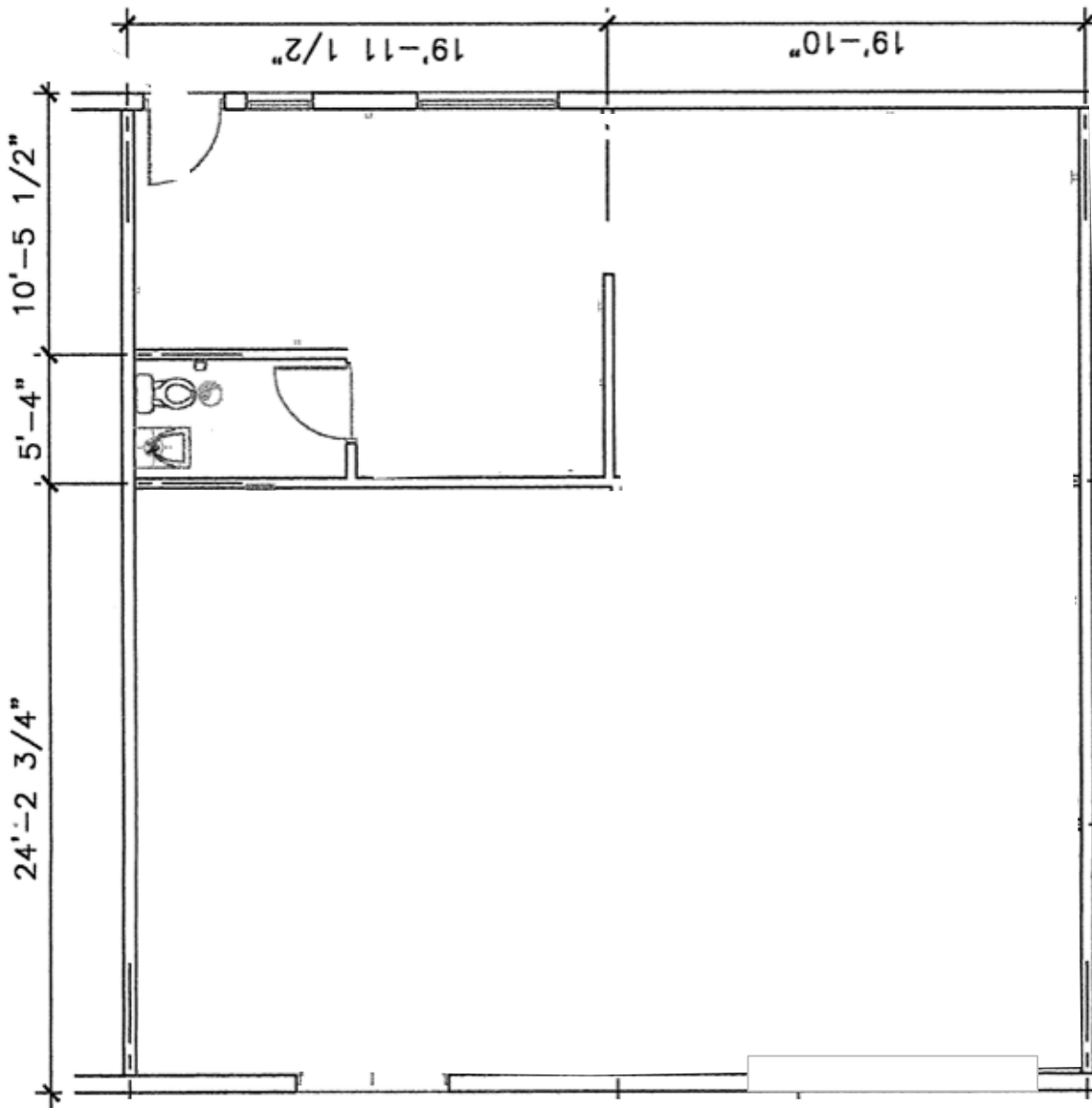
Site Plan



Floor Plans
4500 E. Speedway Blvd

INDUSTRIAL & OFFICE

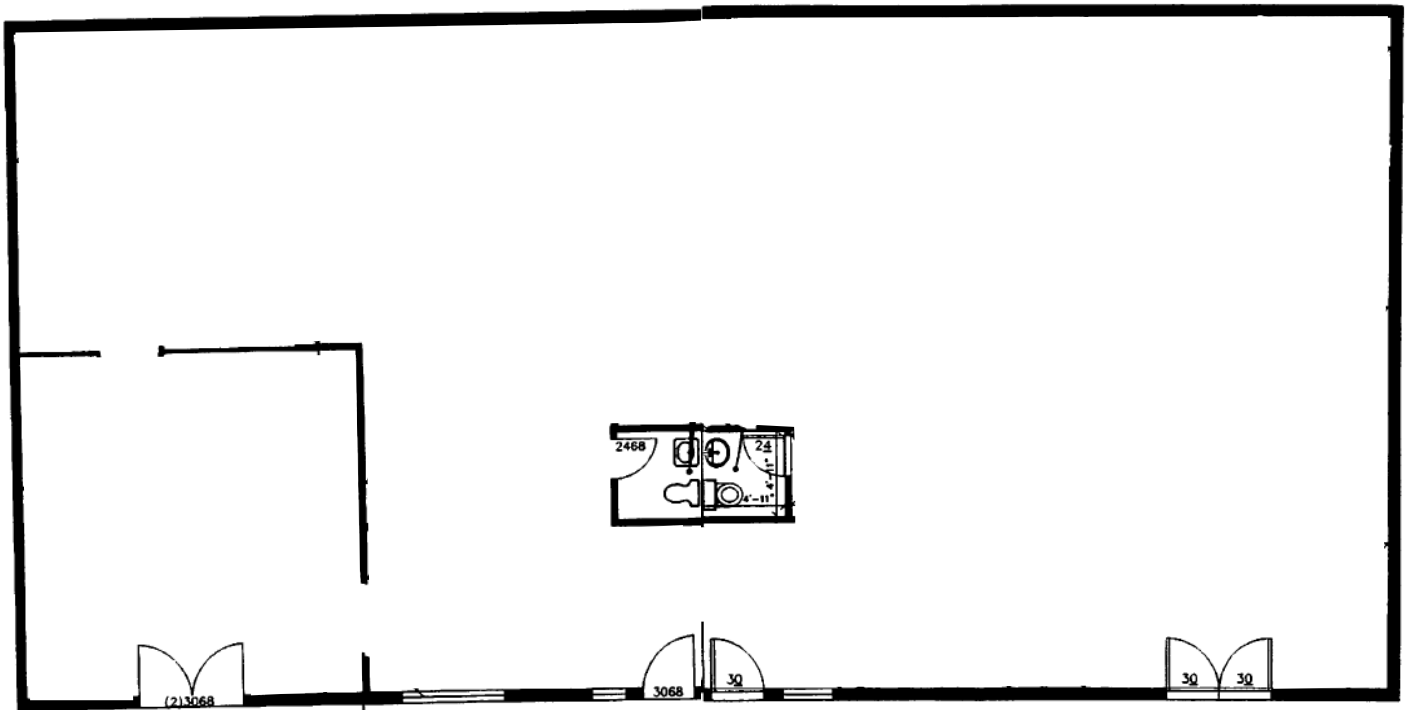
Suite 11



Floor Plans
4500 E. Speedway Blvd

INDUSTRIAL & OFFICE

Suite 16/17



Floorplan is not to scale and is subject to change; for illustration purposes only.

Floor Plans
4500 E. Speedway Blvd

INDUSTRIAL & OFFICE

Suite 113

BATHROOM

