



**Lease Rate: \$0.97/SF, MG**

### Property Highlights

South Dodge Business Center is under new ownership. Project has been updated and suites remodeled.

- Pima County, CI-2 Zoning
- Functional for industrial, retail & office
- Excellent access to Interstate 10 and midtown Tucson locations



For more information contact:

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FOR LEASE

# South Dodge Business Center

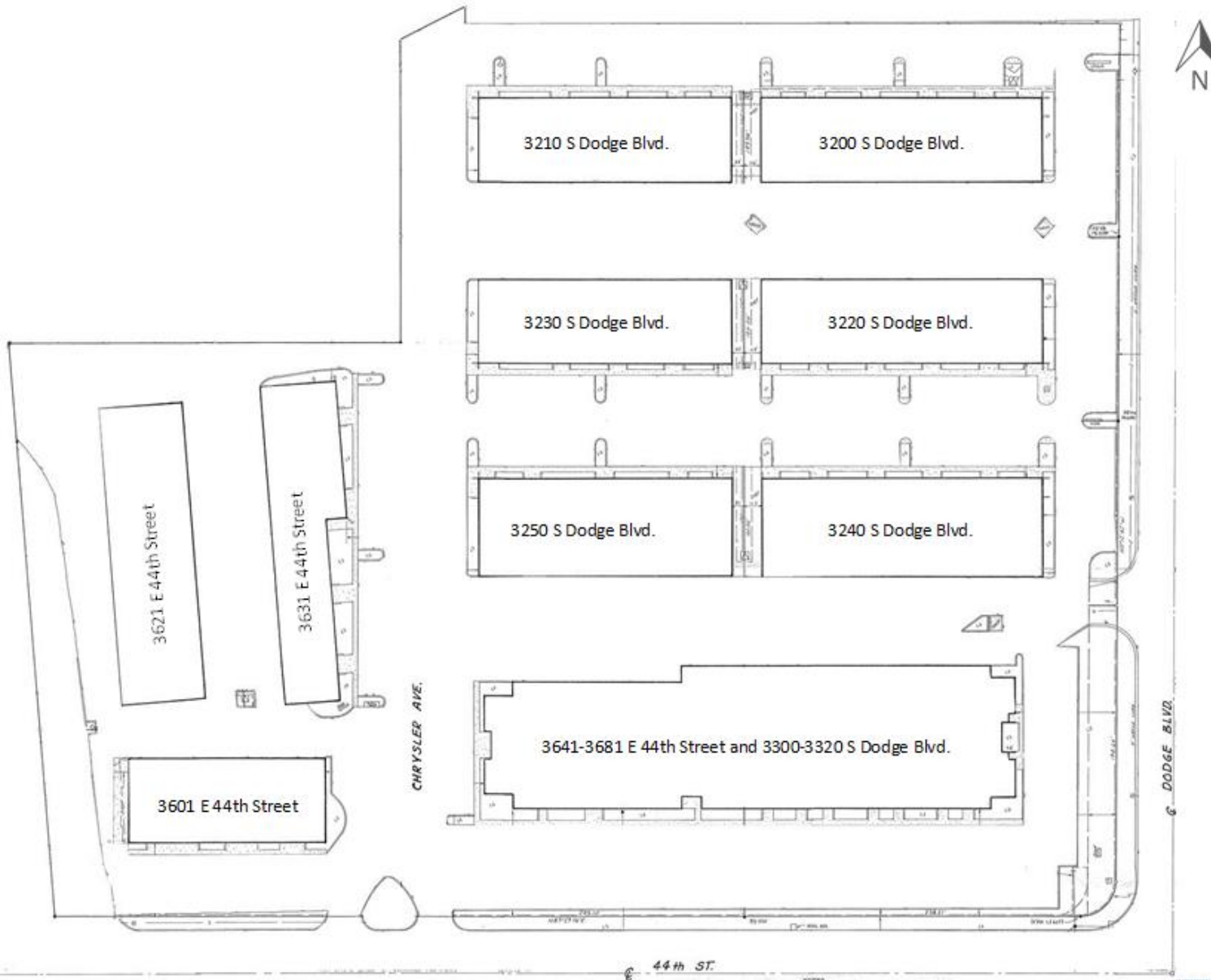
Northwest Corner of Dodge Boulevard & 44<sup>th</sup> Street, Tucson, AZ

## MAP LOCATION

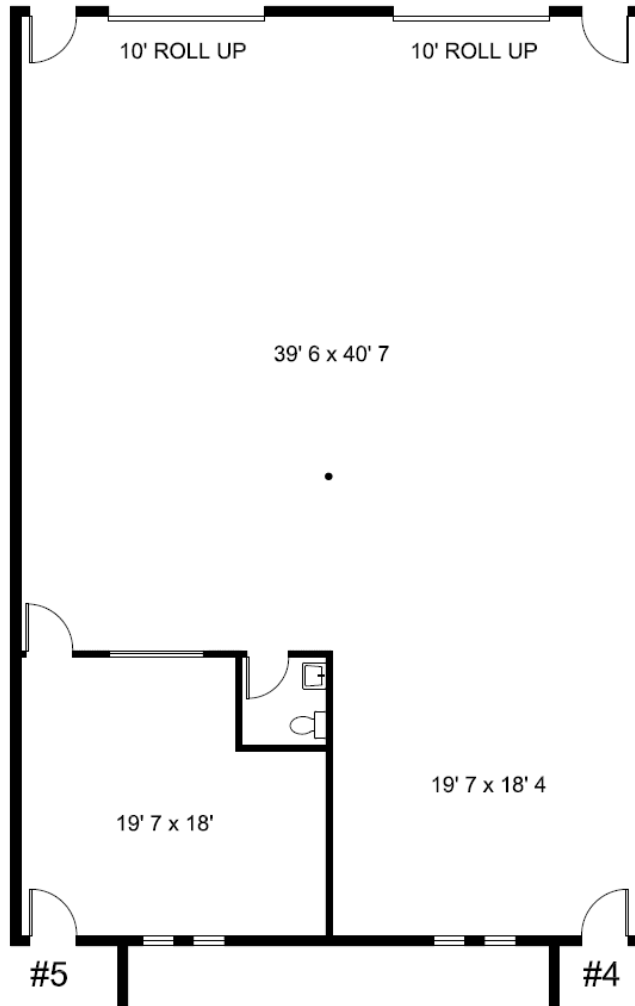


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SITE PLAN



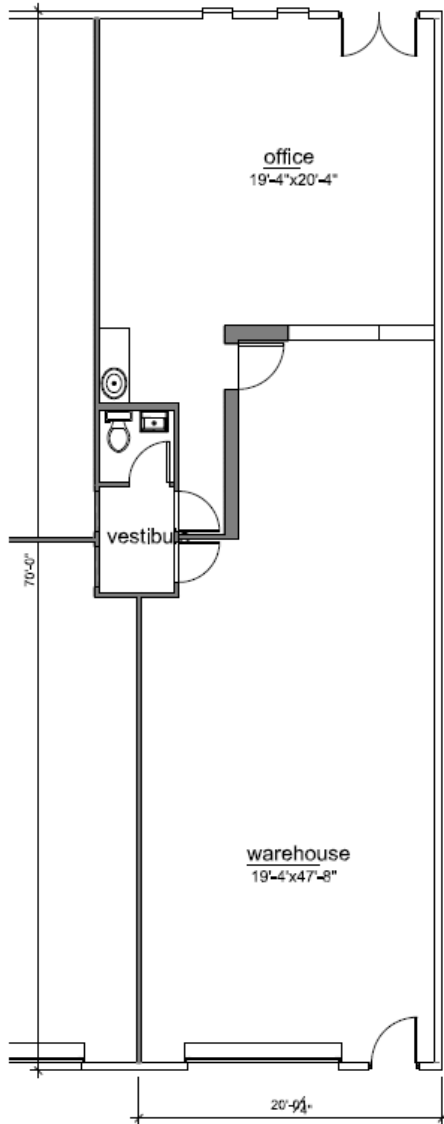
**3220 S DODGE BOULEVARD**



**3220 S DODGE, SUITE 4-5**

Suite	Size	Rate	Rent/Mo.	Office/Warehouse Configurations
3220 S Dodge, Suite 4-5	2,400 SF	\$0.97/SF MG	\$2,328.00	15% office 85% warehouse

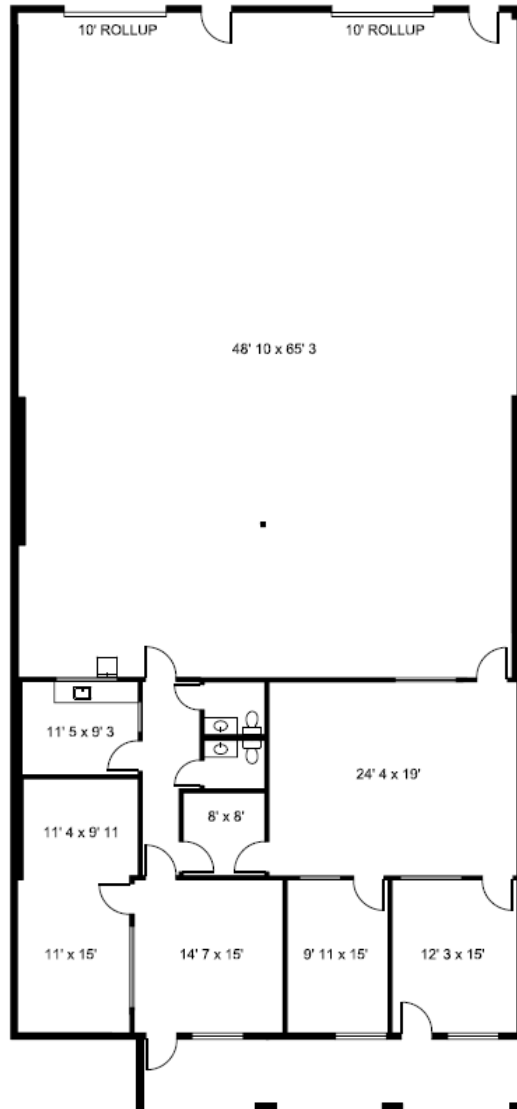
**3250 S DODGE BOULEVARD**



**3250 S DODGE, SUITE 1 & 3**

Suite	Size	Rate	Rent/Mo.	Space Notes
3250 S Dodge, Suite 1 & 3	1,476 SF	\$0.97/SF MG	\$1,431.72	<ul style="list-style-type: none"> <li>• 25% office / 75% warehouse</li> <li>• Available May 2024</li> </ul>

**3657-3681 E 44<sup>th</sup> STREET**



**3657-3660 E 44<sup>th</sup> STREET**

Suite	Size	Rate	Rent/Mo.	Space Notes
3657-3660 E 44 <sup>th</sup> Street	5,014 SF	\$0.97/SF MG	\$4,863.58	<ul style="list-style-type: none"> <li>• 35% office / 65% warehouse</li> <li>• Space has a 200-amp panel</li> <li>• 44<sup>th</sup> Street frontage</li> </ul>

Property Photos

FLEX / INDUSTRIAL





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