



FOR LEASE

South Dodge Business Center

Northwest Corner of Dodge Boulevard & 44th Street, Tucson, AZ

FLEX / INDUSTRIAL



Lease Rate: \$1.05/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



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MAP LOCATION



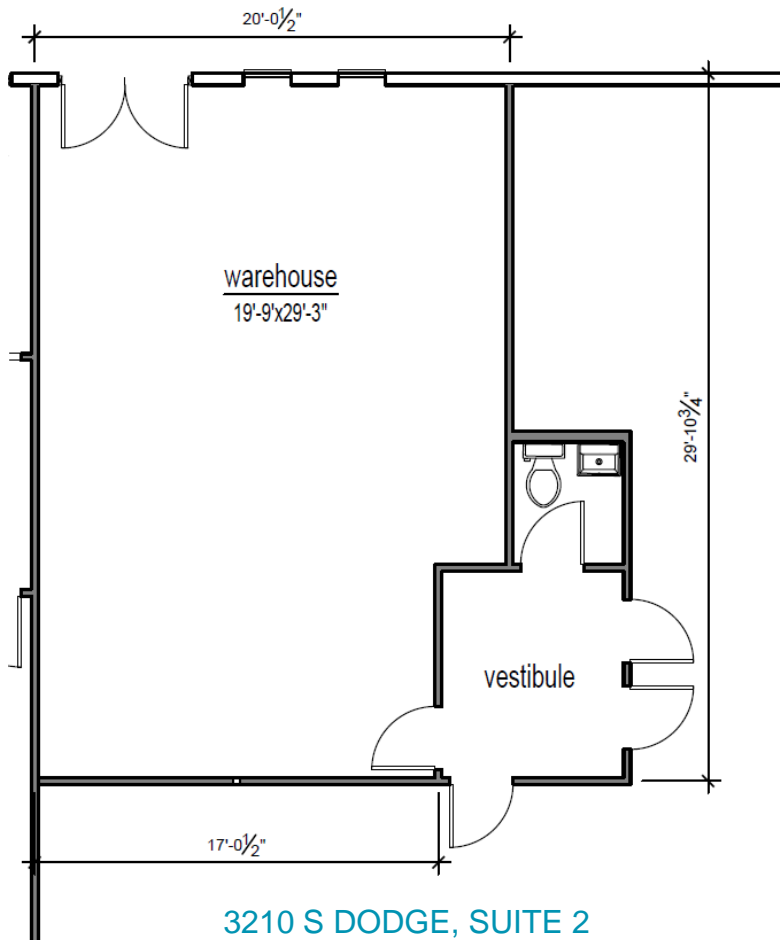
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SITE PLAN



3210 S DODGE BOULEVARD

| Suite | Size | Rate | Rent/Mo. | Space Notes |
|-----------------------|--------|--------------|----------|---|
| 3210 S Dodge, Suite 2 | 572 SF | \$1.05/SF MG | \$601 | <ul style="list-style-type: none"> 100% warehouse Restroom shared with adjacent space |



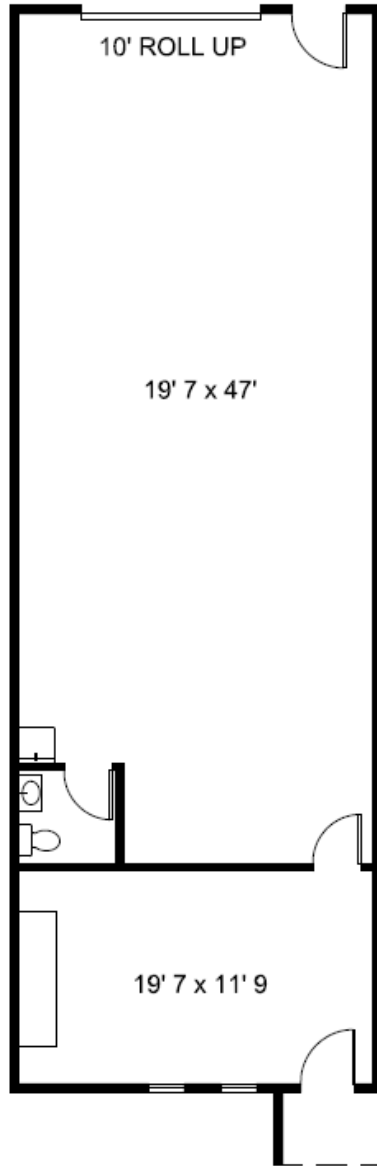
3210 S DODGE, SUITE 2

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3210 S DODGE BOULEVARD



3210 S DODGE, SUITE 8

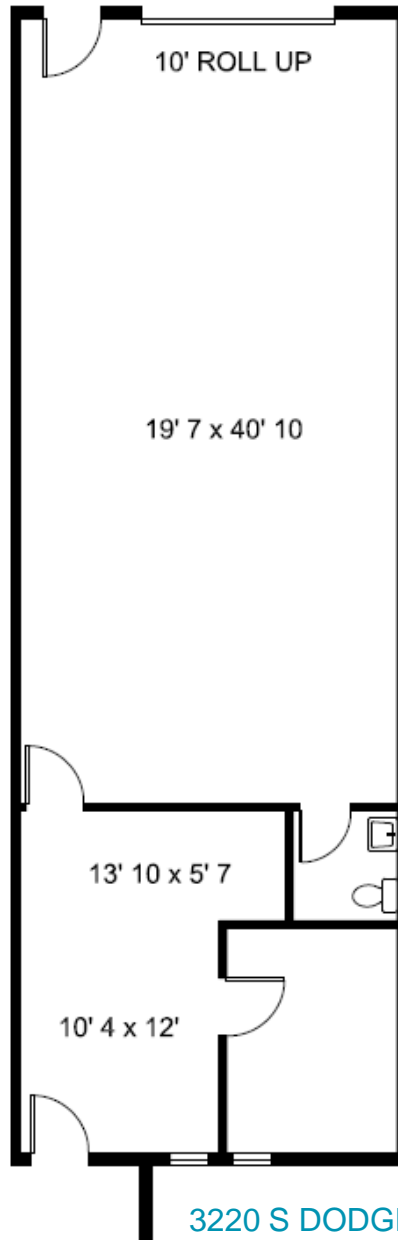
| Suite | Size | Rate | Rent/Mo. | Space Notes |
|----------------------------|----------|--------------|----------|---|
| 3210 S Dodge Blvd, Suite 8 | 1,201 SF | \$1.05/SF MG | \$1,261 | 20% office 80% warehouse Available May 2025 |

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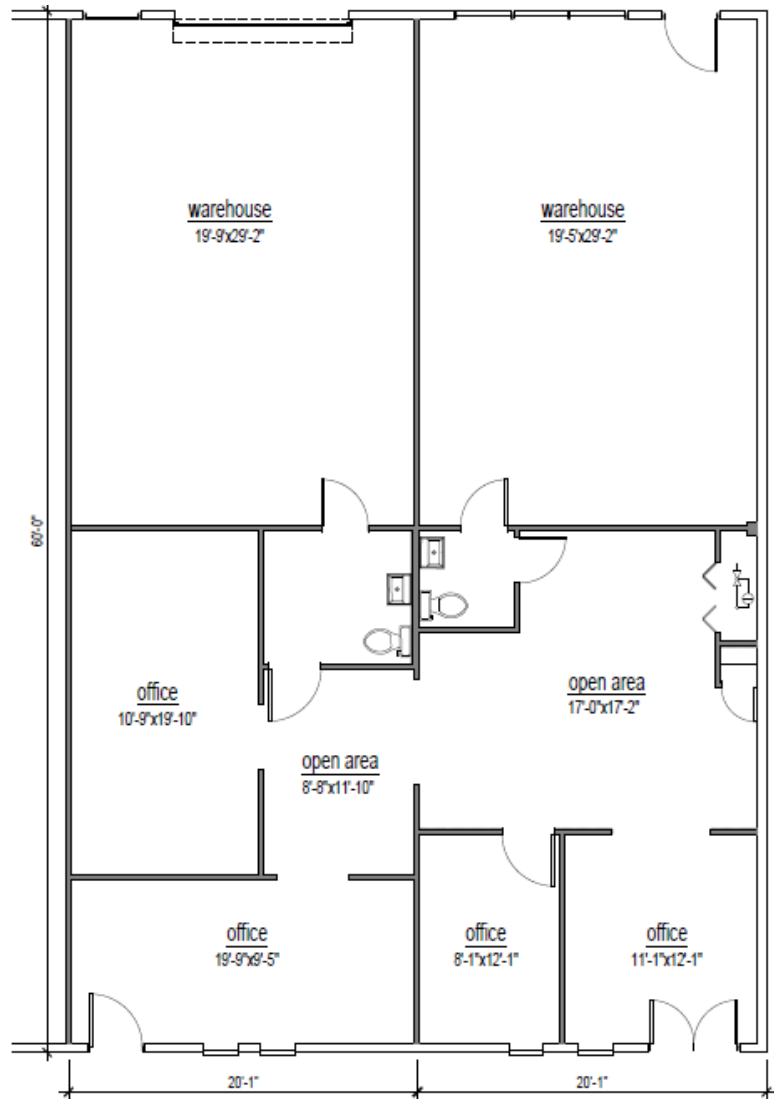
3220 S DODGE BOULEVARD



3220 S DODGE, SUITE 3

| Suite | Size | Rate | Rent/Mo. | Office/Warehouse Configurations |
|-----------------------|----------|--------------|----------|--|
| 3220 S Dodge, Suite 3 | 1,200 SF | \$1.05/SF MG | \$1,260 | 35% office 65% warehouse Avail. May 2025 |

3230 S DODGE BOULEVARD



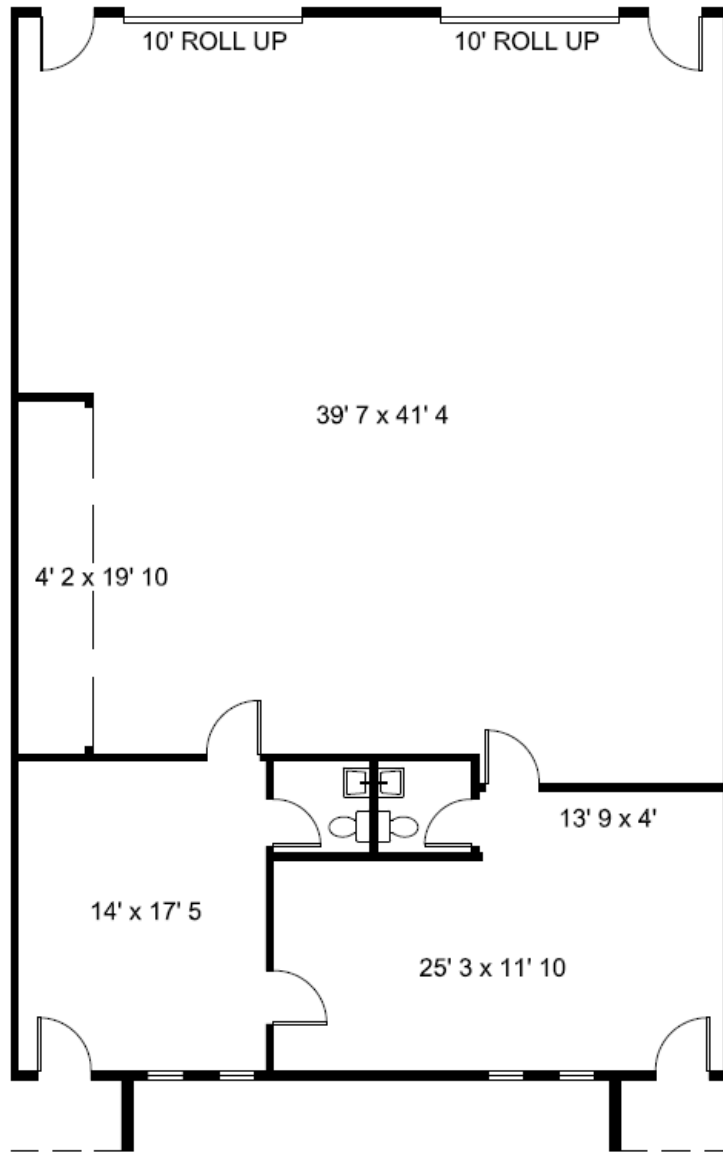
3230 S DODGE, SUITE 1-2

| Suite | Size | Rate | Rent/Mo. | Space Notes |
|-------------------------|----------|--------------|----------|---|
| 3230 S Dodge, Suite 1-2 | 2,409 SF | \$1.05/SF MG | \$2,529 | 50% office 50% warehouse Avail. June 2025 |

Disclaimer: Floor Plans are approximate and are for illustrative purposes only. While we do not doubt the accuracy, we make no guarantee, warranty or representation as to its accuracy and completeness.

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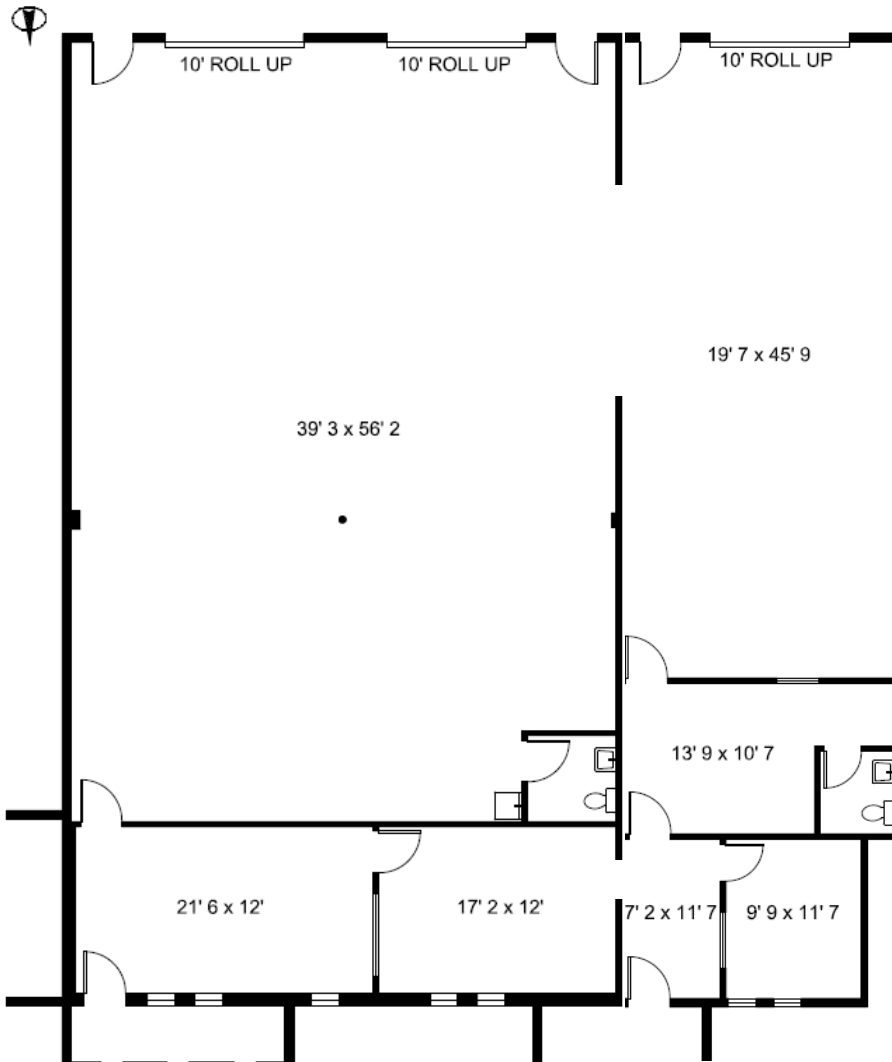
3230 S DODGE BOULEVARD



| Suite | Size | Rate | Rent/Mo. | Space Notes |
|-------------------------------|----------|--------------|----------|-------------------------------|
| 3230 S Dodge Blvd, Suites 7-8 | 2,336 SF | \$1.05/SF MG | \$2,453 | ±30% office ±70% warehouse |

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3240 S DODGE BOULEVARD



| Suite | Size | Rate | Rent/Mo. | Office/Warehouse Configurations |
|--------------------------|----------|--------------|----------|---------------------------------|
| 3240 S Dodge, Suites 1-2 | 4,177 SF | \$1.05/SF MG | \$4,386 | 25% / 75% |

3240 S DODGE, SUITES 1-2

Floorplan not to scale; for illustration purposes only.

FOR LEASE

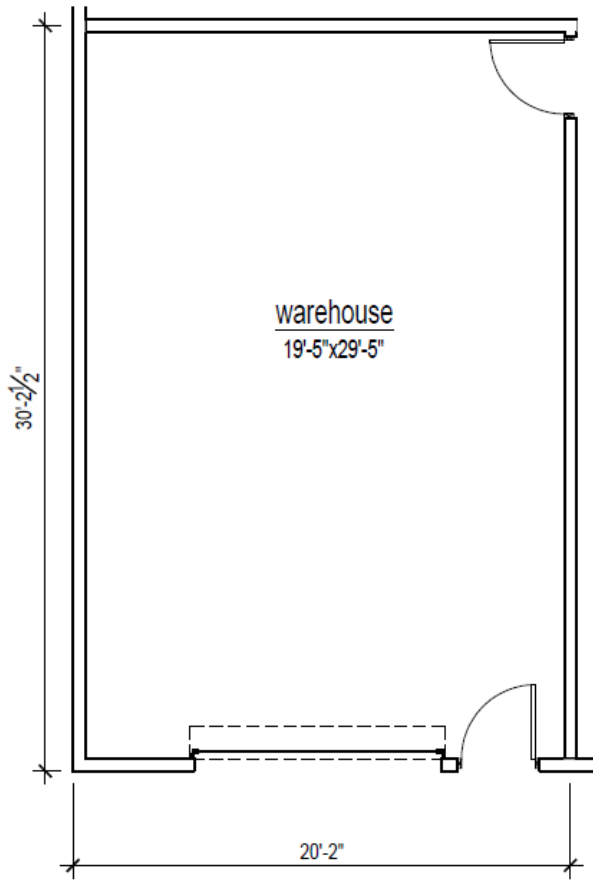
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3601, 3621 & 3631 E 44th STREET

| Suite | Size | Rate | Rent/Mo. | Space Notes |
|---|------|---------------|----------|----------------|
| 3621 E 44 th Street, Suite 1 | 750 | \$1.05/SF, MG | \$788 | 100% warehouse |
| 3621 E 44 th Street, Suite 9 | 600 | \$1.05/SF, MG | \$630 | 100% warehouse |

No restroom in these suites, but common area restrooms are available for tenants' use.

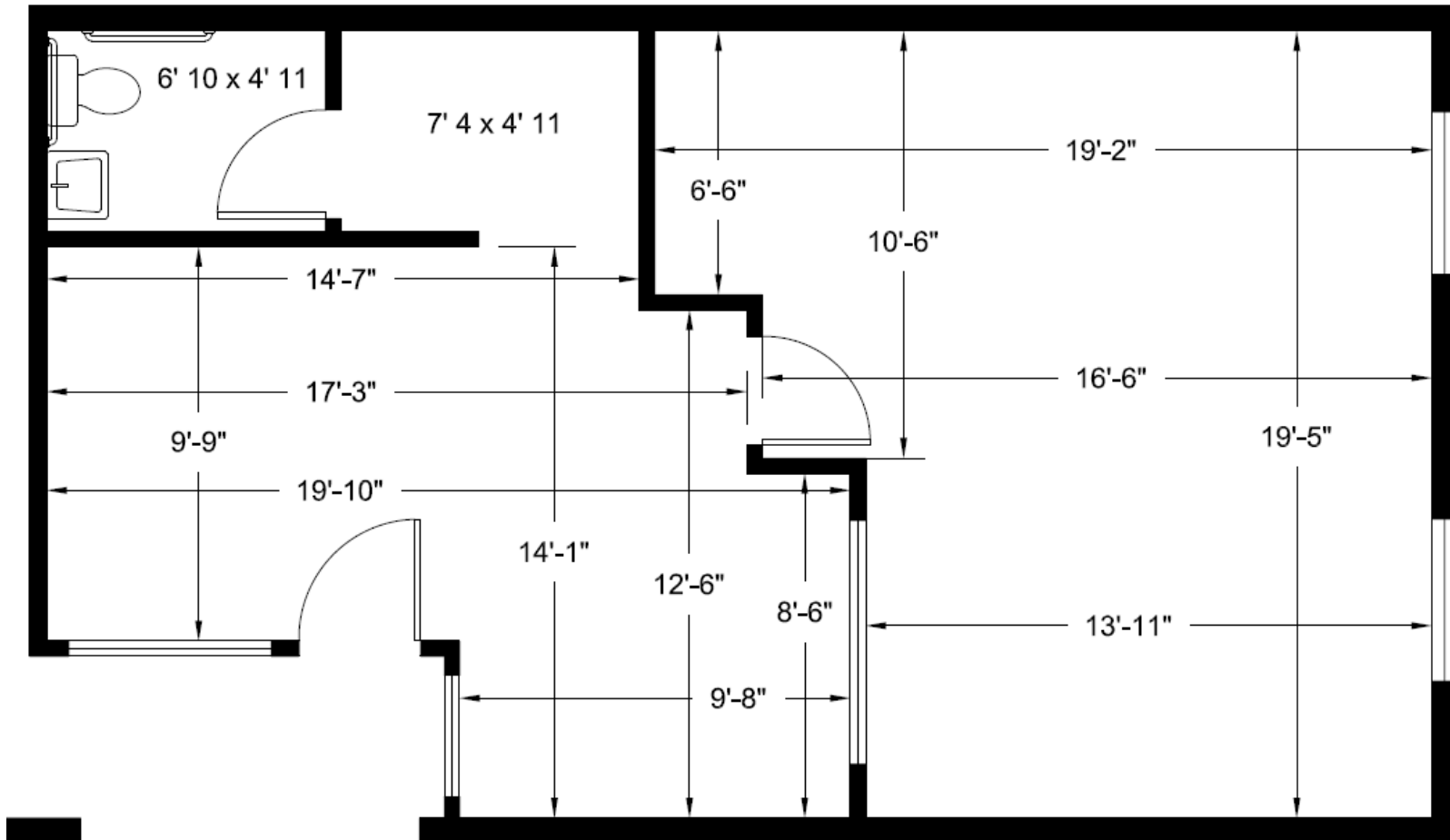


3621 E 44th, SUITE 1

3641-3643 E 44TH STREET

3643 E 44TH STREET

| Suite | Size | Rate | Rent/Mo. | Office/Warehouse Configurations |
|--------------------------------|--------|--------------|----------|---------------------------------|
| 3643 E 44 th Street | 665 SF | \$1.05/SF MG | \$698 | 100% office |

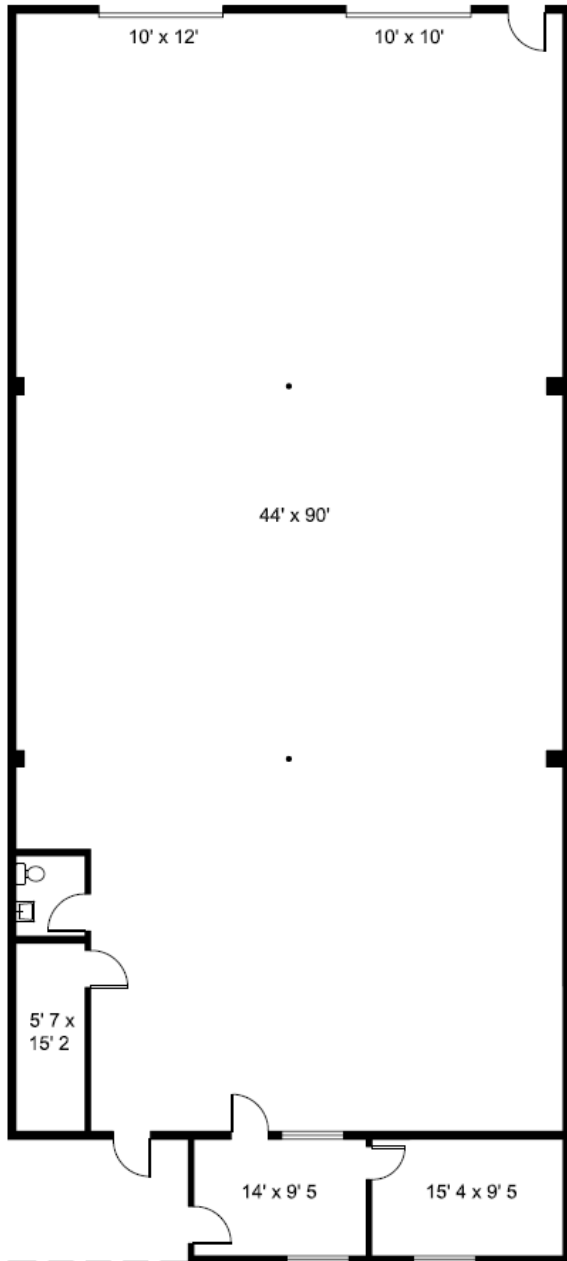


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3655 E 44th STREET



| Suite | Size | Rate | Rent/Mo. | Space Notes |
|--------------------------------|----------|--------------|----------|---|
| 3655 E 44 th Street | 4,400 SF | \$1.05/SF MG | \$4,620 | 10% office / 90% warehouse Avail. May 2025 |

3655 E 44th STREET

Property Photos

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