



FOR LEASE

South Dodge Business Center

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

FLEX / INDUSTRIAL



Lease Rate: \$0.87-\$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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South Dodge Business Center

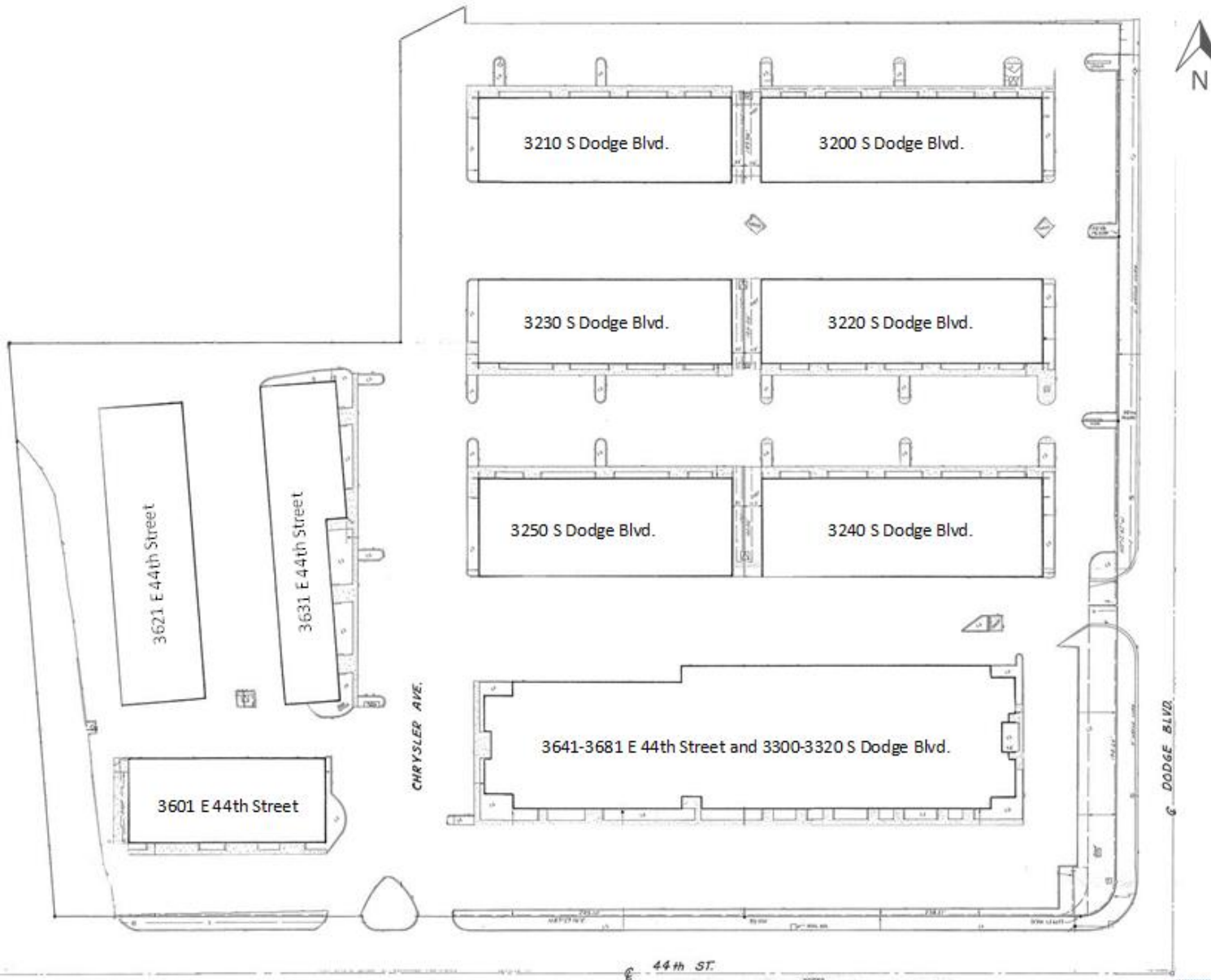
Northwest Corner of Dodge Boulevard & 44th Street, Tucson, AZ

MAP LOCATION



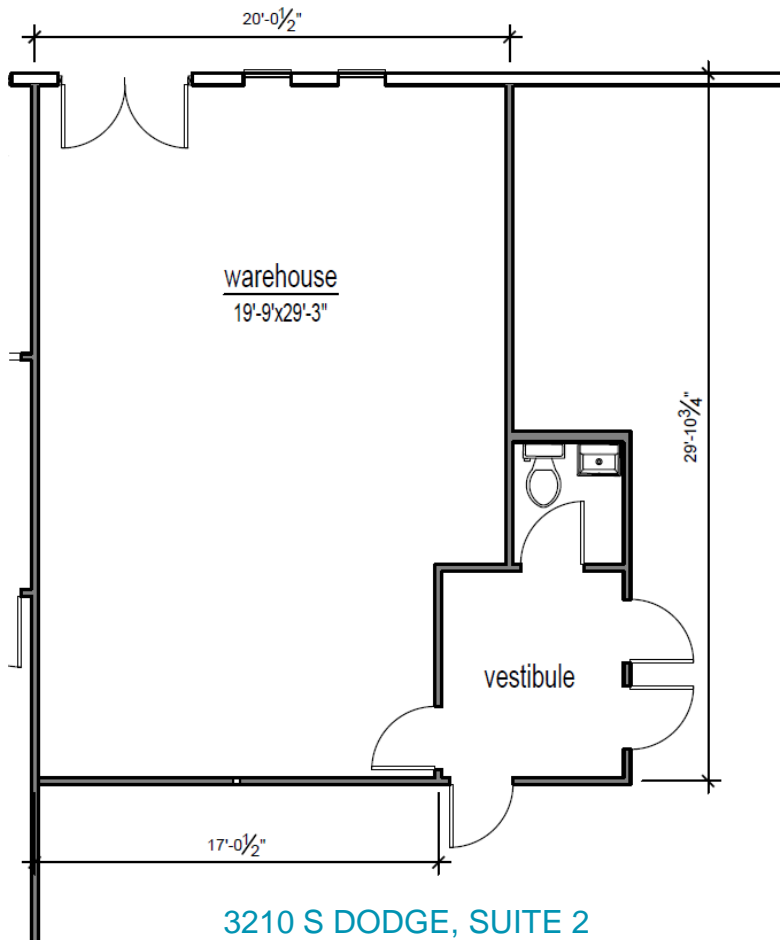
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SITE PLAN

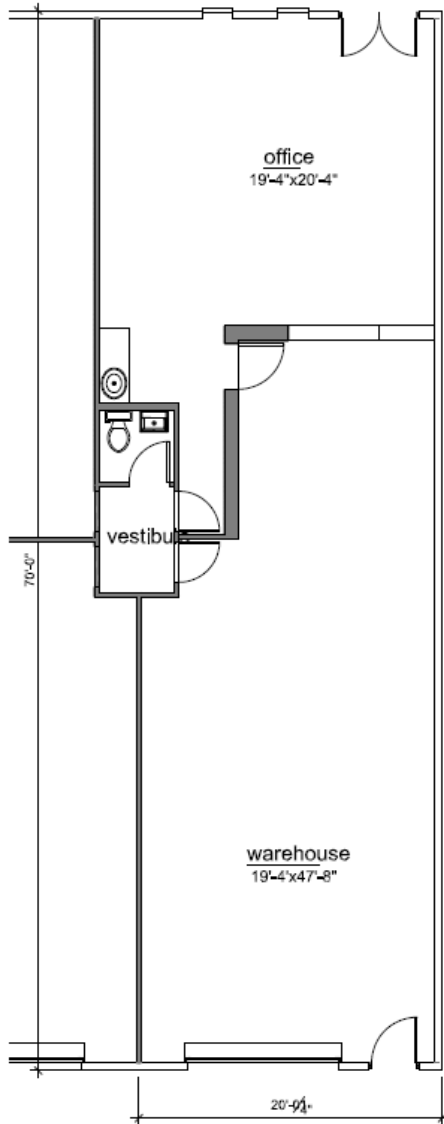


3210 S DODGE BOULEVARD

Suite	Size	Rate	Rent/Mo.	Space Notes
3210 S Dodge, Suite 2	572 SF	\$0.87/SF MG	\$497.64	<ul style="list-style-type: none"> 100% warehouse Restroom shared with adjacent space Available 2/1/24



3250 S DODGE BOULEVARD



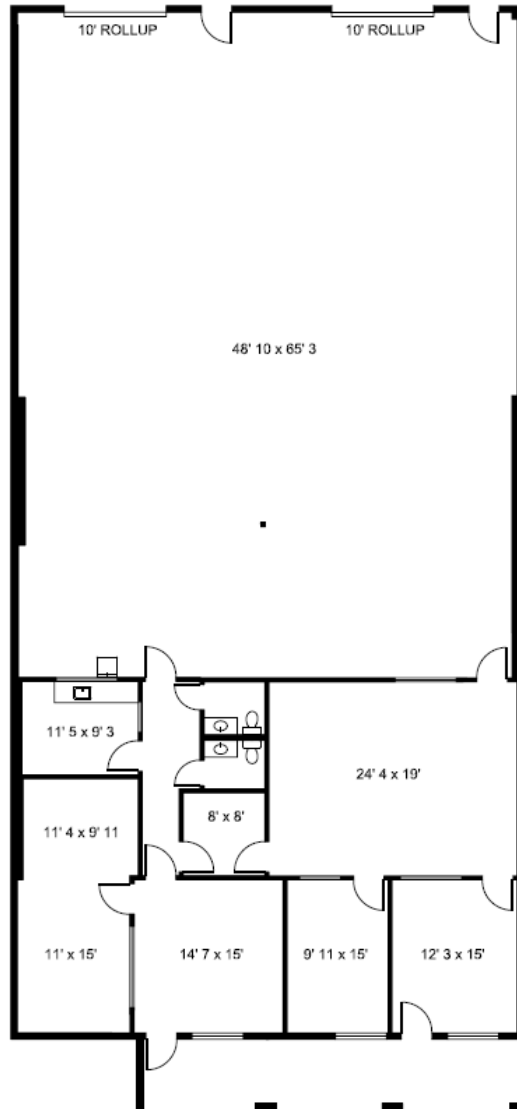
3250 S DODGE, SUITE 1 & 3

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"> 25% office / 75% warehouse Available May 2024

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3657-3681 E 44th STREET

3657-3660 E 44th STREET

Suite	Size	Rate	Rent/Mo.	Space Notes
3657-3660 E 44 th Street	5,014 SF	\$0.97/SF MG	\$4,863.58	<ul style="list-style-type: none"> • 35% office / 65% warehouse • Space has a 200-amp panel • 44th Street frontage • Available 4/1/24

Property Photos

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