

INDUSTRIAL WAREHOUSE AND YARD FOR LEASE

3255 E Columbia Street, Tucson, Arizona, 85714



Exclusively represented by

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FEATURES

BUILDING SIZE	±4,800 SF* (per owner)
LAND SIZE	±13,804 SF (per owner)
LEASE RATE	\$3,850 per month modified gross
ZONING	CI-2 Tucson

HIGHLIGHTS

- Gated and fenced yard
- CI-2 zoning
- 2 grade level roll up doors
- 2 HVAC cooled offices plus one bathroom
- Clear span interior
- Climate Controlled warehouse area (evaporative)

DEMOGRAPHICS 1-MILE 3-MILES 5-MILES

(2025 Estimates)

Population	1,529	79,400	244,897
Avg Household Income	\$75,209	\$69,858	\$74,070
Total Employees	9,055	40,940	125,713

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

AJO WAY	25,065 AADT (2024)
COUNTRY CLUB	8,454 AADT (2024)

SOURCE: REGIS SITES USA 2025

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