

**±1,640 SF INDUSTRIAL/OFFICE SPACE FOR LEASE
OR SALE**
Between Wetmore Road & Roger Road
4164 N Flowing Wells Road, Tucson



Exclusively represented by

ANDREAS CASTILLO

acastillo@volkco.com

520.495.3220

JERAMY PRICE

jprice@volkco.com

520.441.4771

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 5/12/2025

INDUSTRIAL/OFFICE SPACE FOR LEASE

Between Wetmore Road & Roger Road
4164 N Flowing Wells Road, Tucson



FEATURES

BUILDING SIZE	±1,640 SF
LAND SIZE	±15,650 SF
SALE PRICE	\$390,000
LEASE RATE	\$1,950 per Month, NNN
ZONING	MU, Pima County

HIGHLIGHTS

- MU zoned (Allows for Industrial, Retail, and Office)
- Fully fenced and gated yard area
- Close proximity to I-10
- Additional exterior workshop

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	16,525	94,694	215,631
Avg Household Income	\$52,827	\$67,865	\$82,080
Total Employees	7,911	45,606	120,212

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

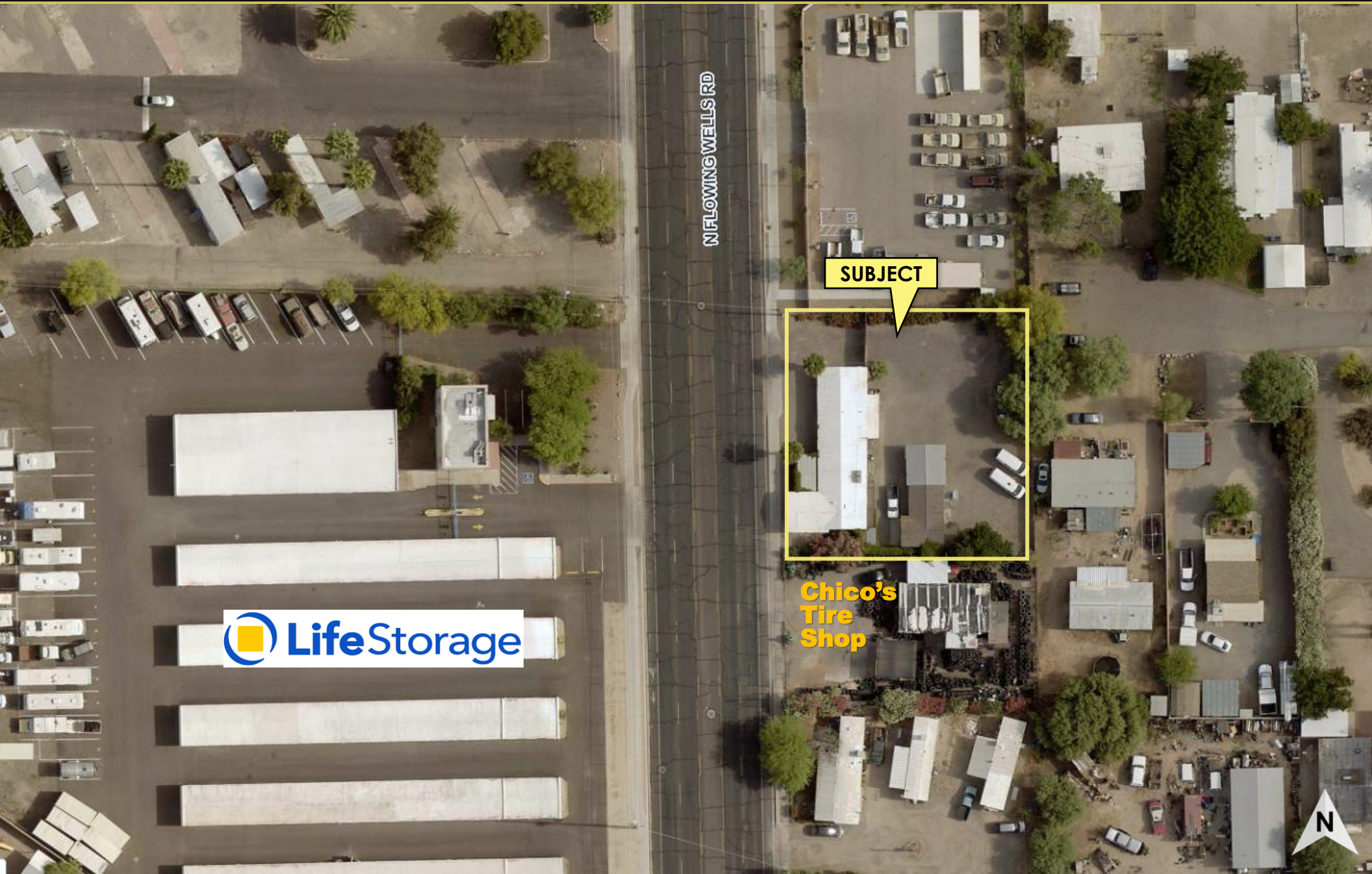
TRAFFIC COUNTS

FLOWING WELLS ROAD	23,089 AADT
WETMORE ROAD	25,106 AADT

SOURCE: REGIS SITES USA 2024

INDUSTRIAL/OFFICE SPACE FOR LEASE

Between Wetmore Road & Roger Road
4164 N Flowing Wells Road, Tucson



INDUSTRIAL/OFFICE SPACE FOR LEASE

Between Wetmore Road & Roger Road
4164 N Flowing Wells Road, Tucson

