

Rare Eastside Contractor Facility for Lease

Fenced Yard / Office / Warehouse / Storage
8647 E Golf Links Rd, Tucson

Exclusively represented by

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FEATURES

BUILDING SIZE	2,196 SF (Per Owner)
LAND SIZE	20,000 SF (Per Pima County Assessor)
LEASE RATE	\$3,500 Per Month, NNN
NNN CHARGES	\$4.38 PSF
ZONING	C-1 Tucson

HIGHLIGHTS

- Office, warehouse, storage, and covered work area
- Fenced Yard-Ideal for contractors, service companies, and trade businesses
- Multiple private offices with warehouse access for efficient operations
- Functional site for vehicles, equipment, materials, inventory, and outdoor storage

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,330	98,335	176,901
Avg Household Income	\$84,797	\$87,427	\$91,398
Total Employees	1,448	20,451	55,191

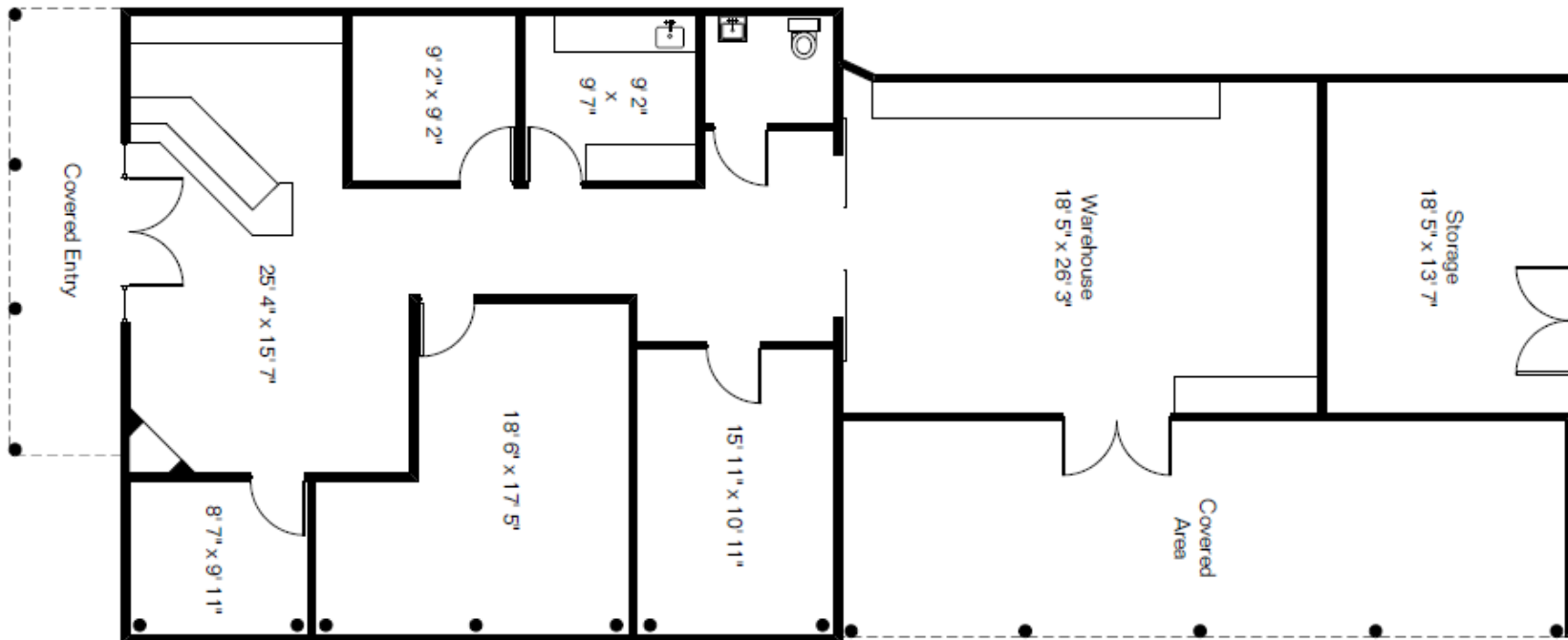
SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

TRAFFIC COUNTS

GOLF LINKS RD	21,643 AADT
HARRISON RD	18,441 AADT

SOURCE: Pima Association of Governments 2025

FLOOR PLAN



Offices 1,410 Sq Ft
Warehouse 513 Sq Ft
Storage 273 Sq Ft

Total Gross 2,196 Sq Ft



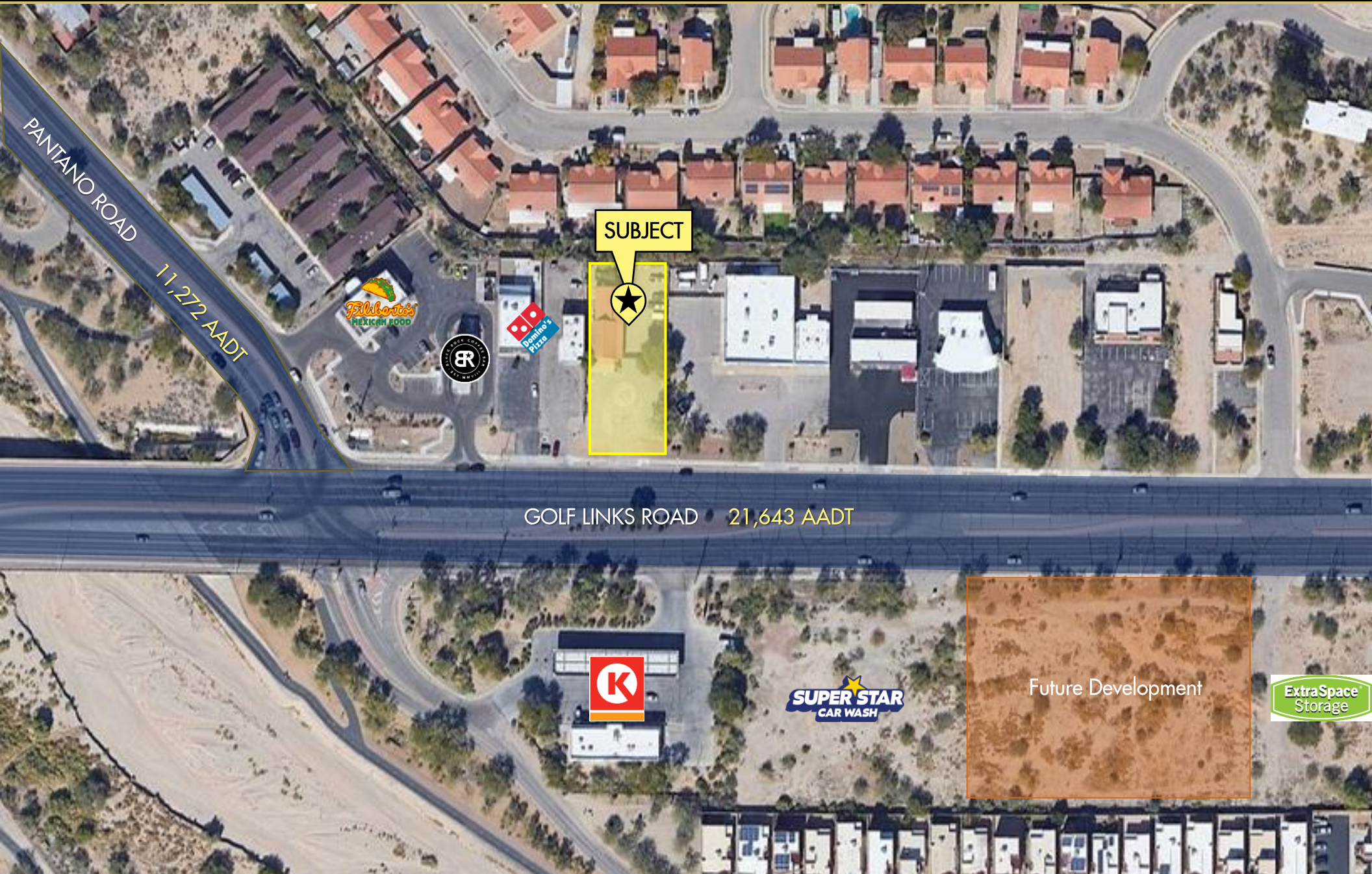
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