

±3,001 SF MULTI-TENANT INDUSTRIAL FOR LEASE
Just East of Contractors Way
4712-4722 S Tennessee Place, Tucson, AZ



Exclusively represented by

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OFFICE/INDUSTRIAL FOR LEASE

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FEATURES

AVAILABLE	±3,001 SF
LAND SIZE	±16,504 SF
LEASE RATE	\$9.75 PSF, NNN
ZONING	CI-1, Pima County
ASSESSOR PARCEL NOS.	132-25-1710 & 132-25-1720

HIGHLIGHTS

- CI-1 Zoned
- Fully fenced and gated yard area
- Close proximity to I-10
- Large open warehouse with small offices
- Additional storage and canopy covered work areas
- Front and rear access

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	1,225	65,165	206,312
Avg Household Income	\$74,201	\$73,058	\$76,129
Total Employees	5,548	31,115	98,636

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

TRAFFIC COUNTS

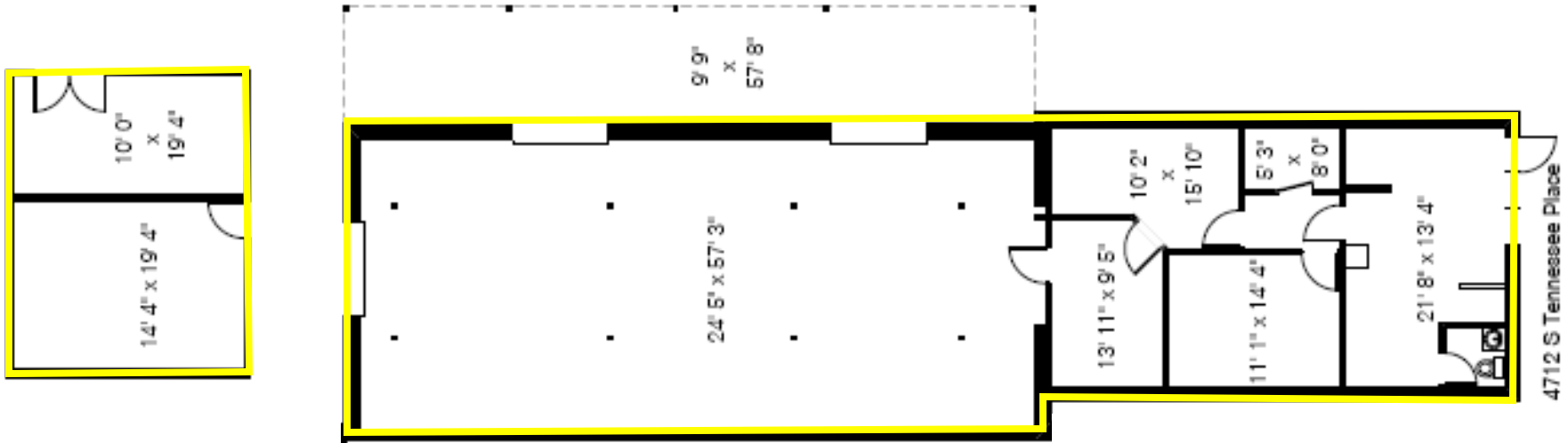
IRVINGTON ROAD	19,694 AADT (2024)
ALVERNON WAY	45,577 AADT (2025)

SOURCE: Pima Association of Governments

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SUBJECT

