



**Lease Rate: \$.55 - \$.75/SF MG**

### Property Highlights

South Dodge Business Center is under New Ownership. Project is being updated and suites remodeled.

- Pima County, CI-2 Zoning
- Functional for Industrial, Retail & Office.
- Excellent access to Interstate 10 and Midtown Tucson locations.



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FOR LEASE

# South Dodge Business Center

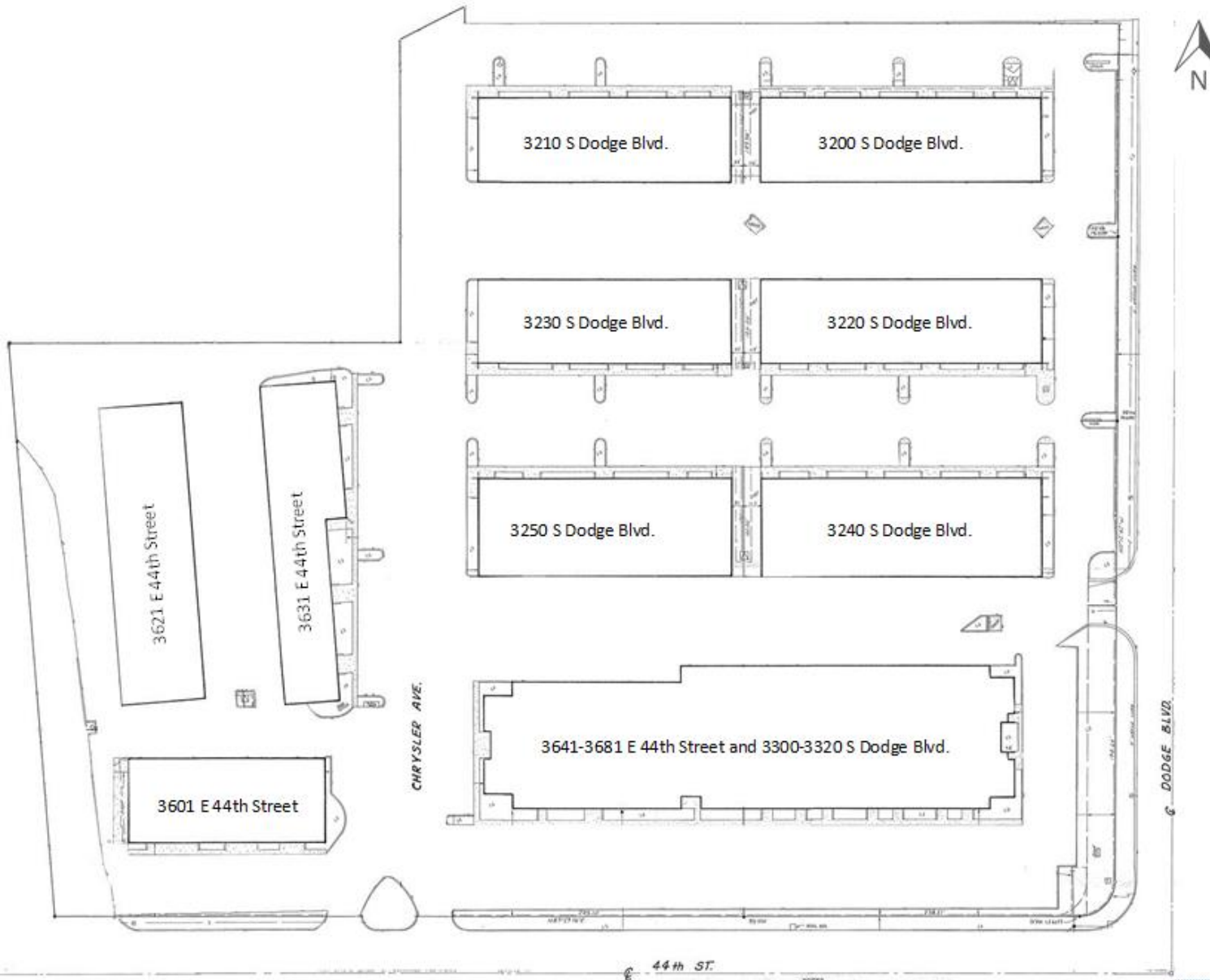
Northwest Corner of Dodge Boulevard & 44<sup>th</sup> Street, Tucson, AZ

## MAP LOCATION

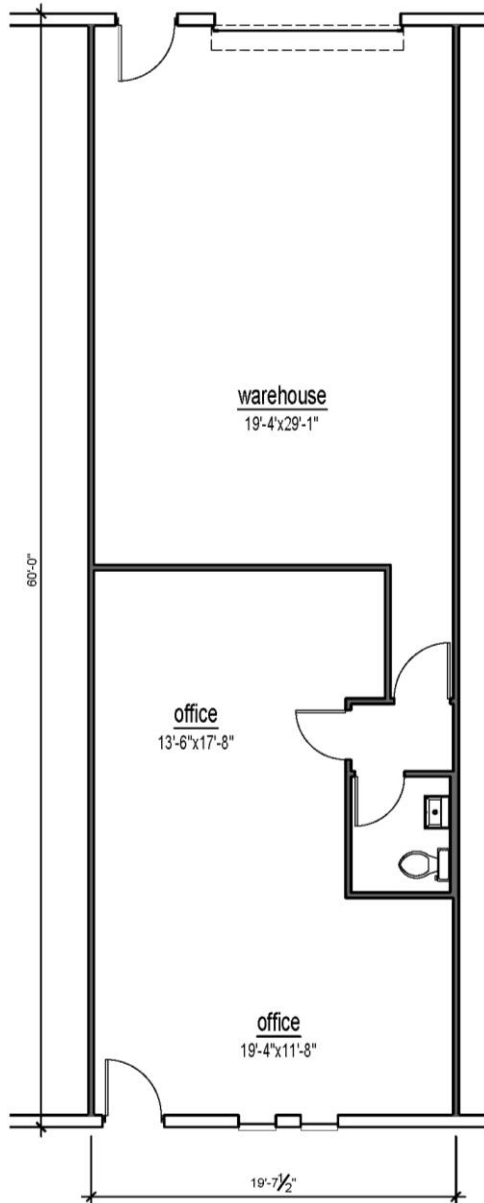


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SITE PLAN



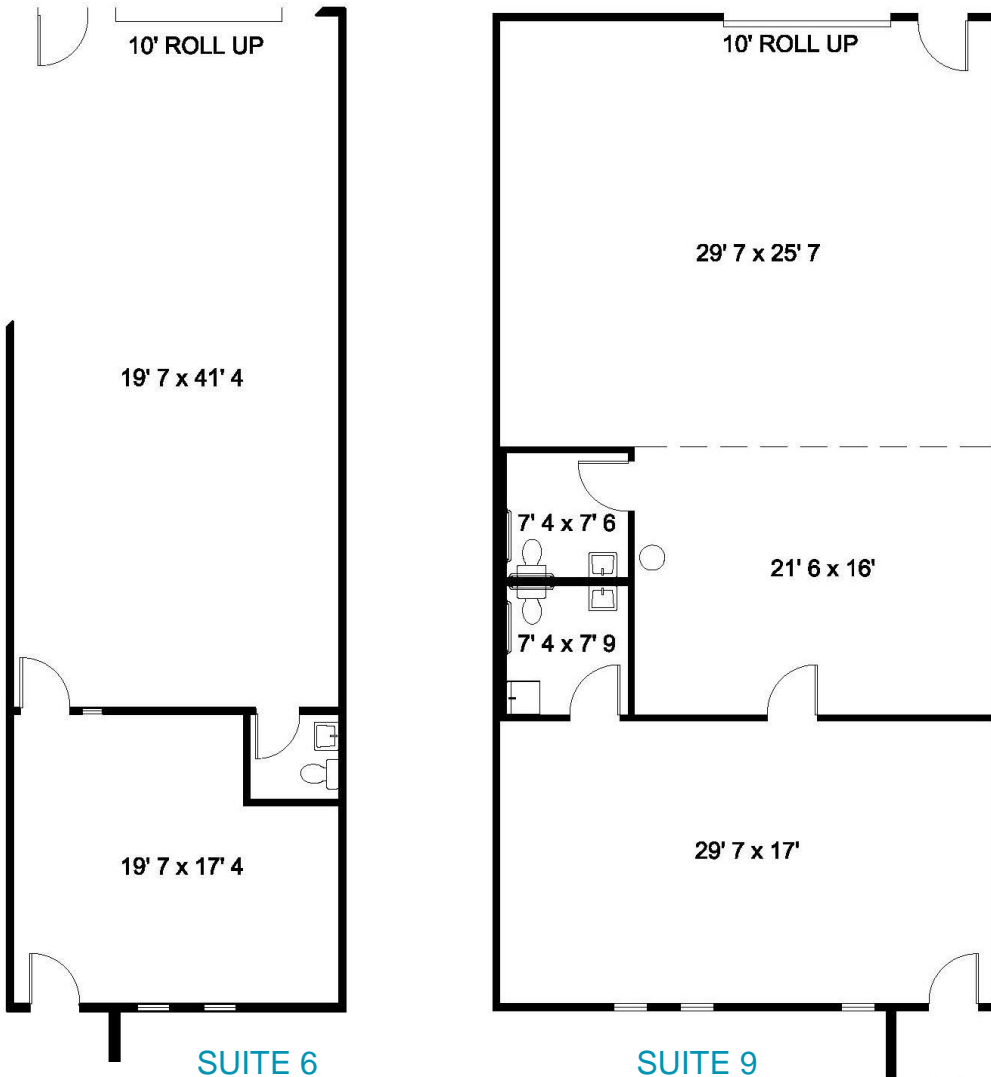
**3200 S DODGE BOULEVARD**



**3200 S DODGE, SUITE 8**

Suite	Size	Rate	Office/Warehouse Configurations
3200 S Dodge, Suite 8	1,176 SF	\$.70/SF MG	50% / 50%

**3230 S DODGE BOULEVARD**



Suite	Size	Rate	Office/Warehouse Configurations
3230 S Dodge, Suite 6	1,200 SF	\$.69/SF MG	35% / 65%
3230 S Dodge, Suite 9	1,800 SF	\$.74/SF MG	30% / 70%

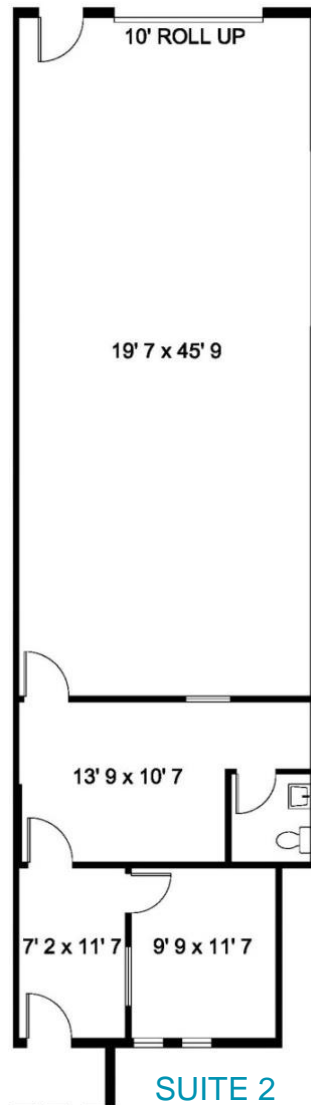
**Disclaimer:** Floor Plans are approximate and are for illustrative purposes only. While we do not doubt the accuracy, we make no guarantee, warranty or representation as to its accuracy and completeness.

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Northwest Corner of Dodge Boulevard & 44<sup>th</sup> Street, Tucson, AZ

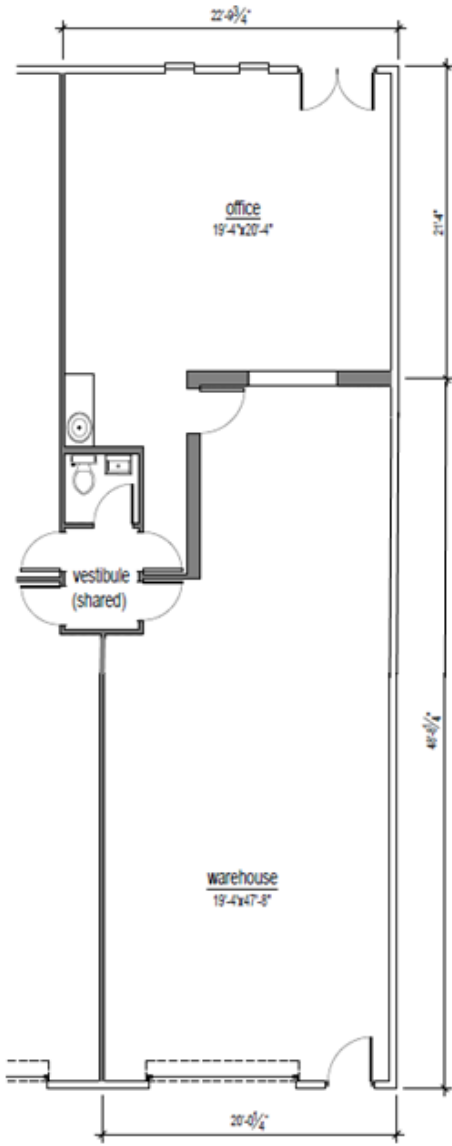
## 3240 S DODGE BOULEVARD



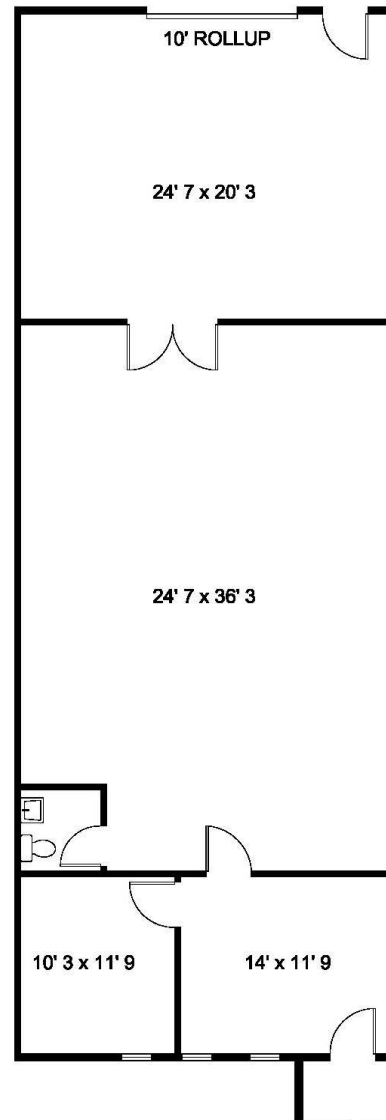
Suite	Size	Rate	Office/Warehouse Configurations
3240 S Dodge, Suite 2	1,370 SF	\$.75/SF MG	100% AC and Open Space

**3250 S DODGE BOULEVARD**

Suite	Size	Rate	Office/Warehouse Configurations
3250 S Dodge, Suite 1 & 3	1,476 SF	\$.55/SF MG	30% / 70%
3250 S Dodge, Suite 6	1,746 SF	\$.70/SF MG	70% / 30%



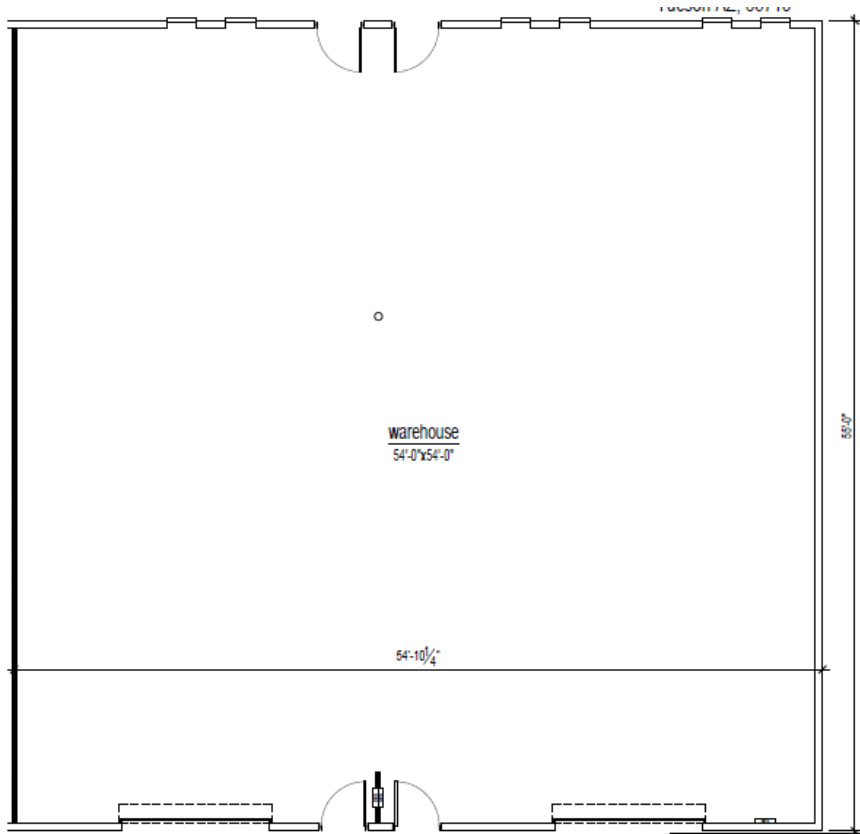
**3250 S DODGE, SUITE 1 & 3**  
Suite has a common area restroom



**3250 S DODGE, SUITE 6**

**3601, 3621 & 3631 E 44<sup>th</sup> STREET**

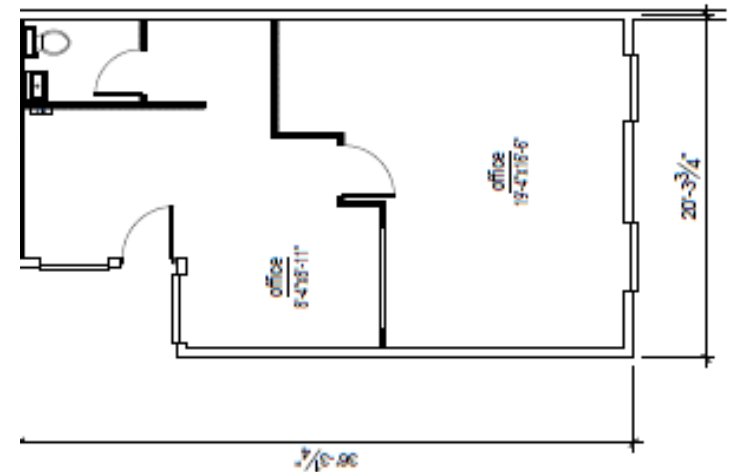
Suite	Size	Rate	Office/Warehouse Configurations
3631 E 44 <sup>th</sup> Street, Suite 125	3,017 SF	\$.60/SF MG	100% A/C Warehouse



**3631 E 44<sup>th</sup> STREET, SUITE 125**

**3641-3643 E 44<sup>th</sup> STREET**

Suite	Size	Rate	Office/Warehouse Configurations
3643 E 44 <sup>th</sup> Street	665 SF	\$.75/SF MG	100% Office



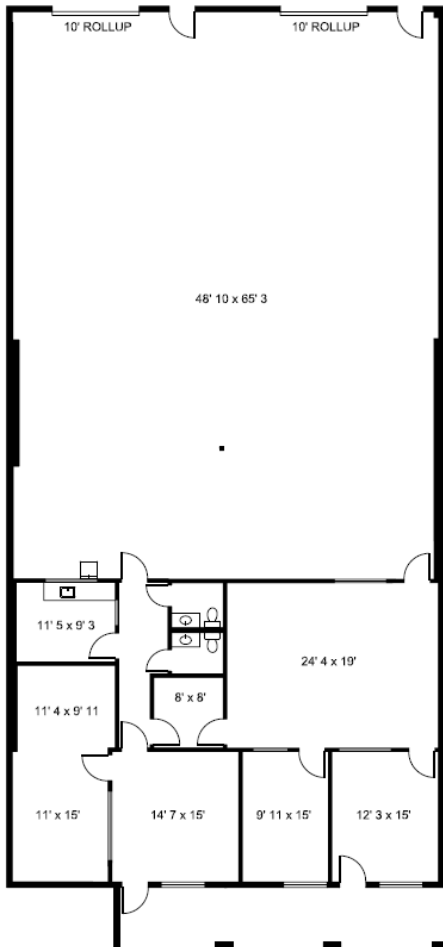
**3643 E 44<sup>th</sup> STREET**

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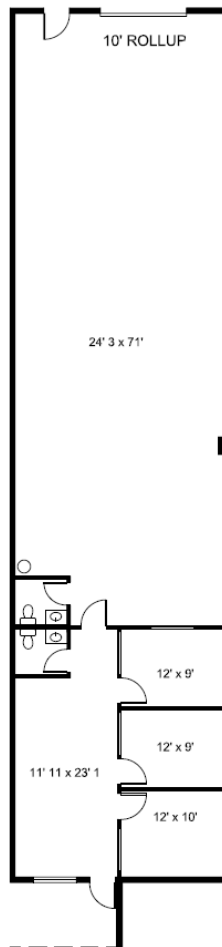
# South Dodge Business Center

Northwest Corner of Dodge Boulevard & 44<sup>th</sup> Street, Tucson, AZ

**3657-3681 E 44<sup>th</sup> STREET**



**3657 E 44<sup>th</sup> STREET**



**3681 E 44<sup>th</sup> STREET**

Suite	Size	Rate	Office/Warehouse Configurations
3657 E 44 <sup>th</sup> Street	5,014 SF	\$.69/SF MG	35% / 65%
3681 E 44 <sup>th</sup> Street	2,552 SF	\$.72/SF MG	35% / 65%

Property Photos

FLEX / INDUSTRIAL





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