

# 4021 E COLUMBIA STREET

TUCSON, AZ 85714

NE of Contractors Wy and Columbia St



Industrial/Flex Available



6298 E. Grant Rd., Suite#100  
Tucson, AZ 85712  
P: 520.296.0200  
F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM, SIOR**  
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# AVAILABILITY

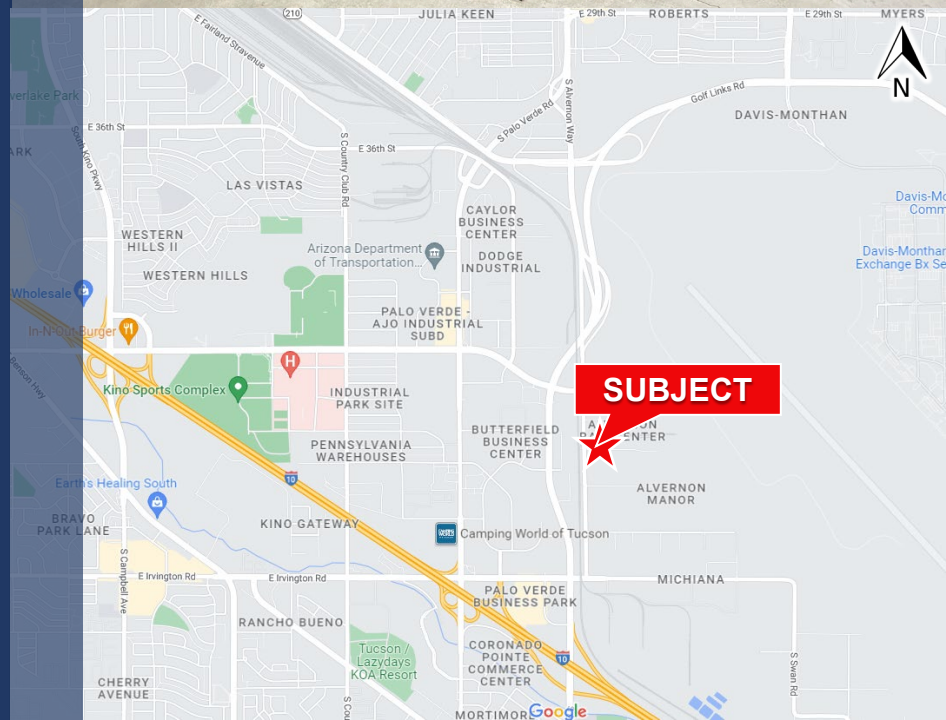
Size: Suite 121 – 6,757 SF  
Lease Rate: \$.91/SF NNN (\$11/SF Annual)  
NNN: \$.27/SF (\$3.19/SF Annual)

# PROPERTY FEATURES

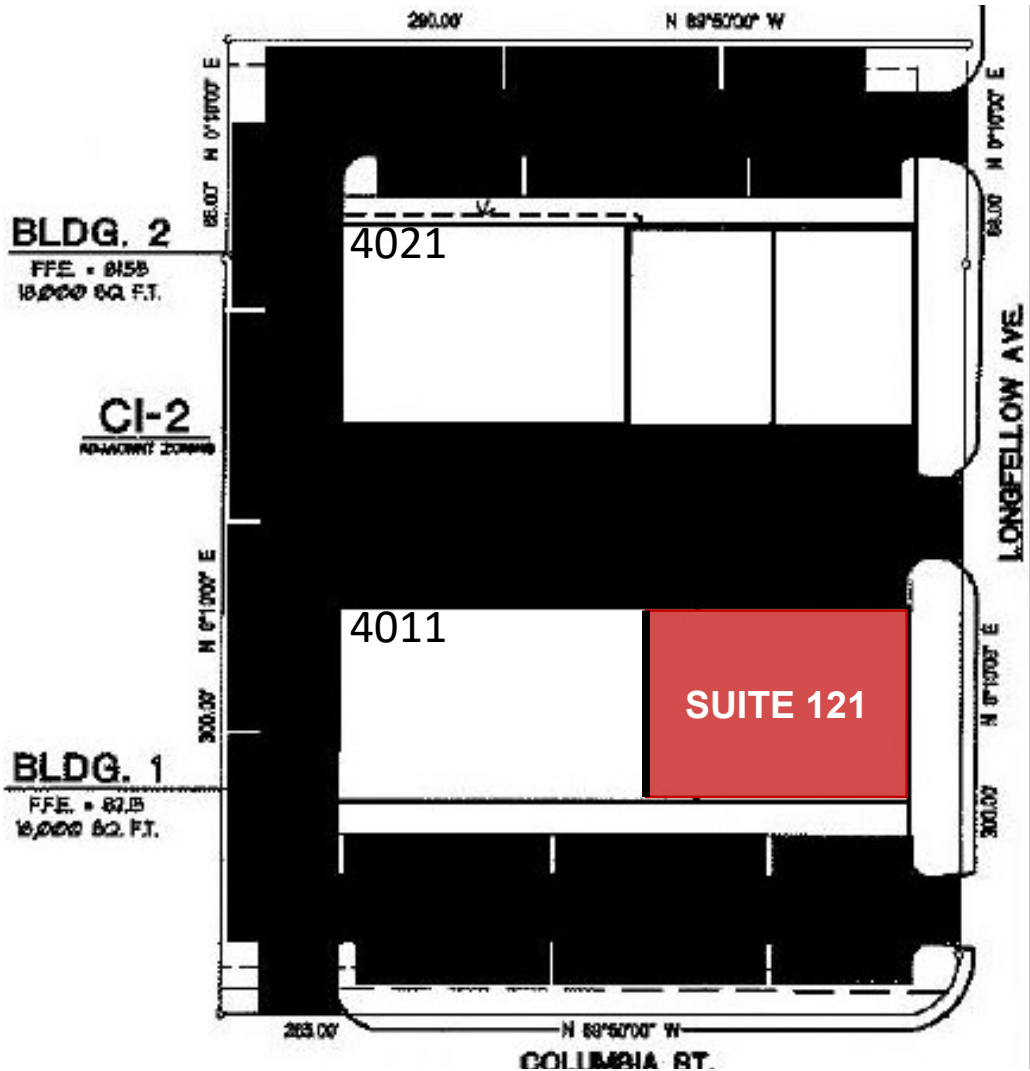
Zoning: CI-2 Heavy Industrial  
Ceiling Height: 16 feet  
Loading: 2 Grade Level Doors  
Construction: Concrete/Tilt-Up

# PROPERTY HIGHLIGHTS

- Sprinklered
- Close to Interstate 10
- Ample parking
- Skylights
- Fenced yard area



# SITE PLAN

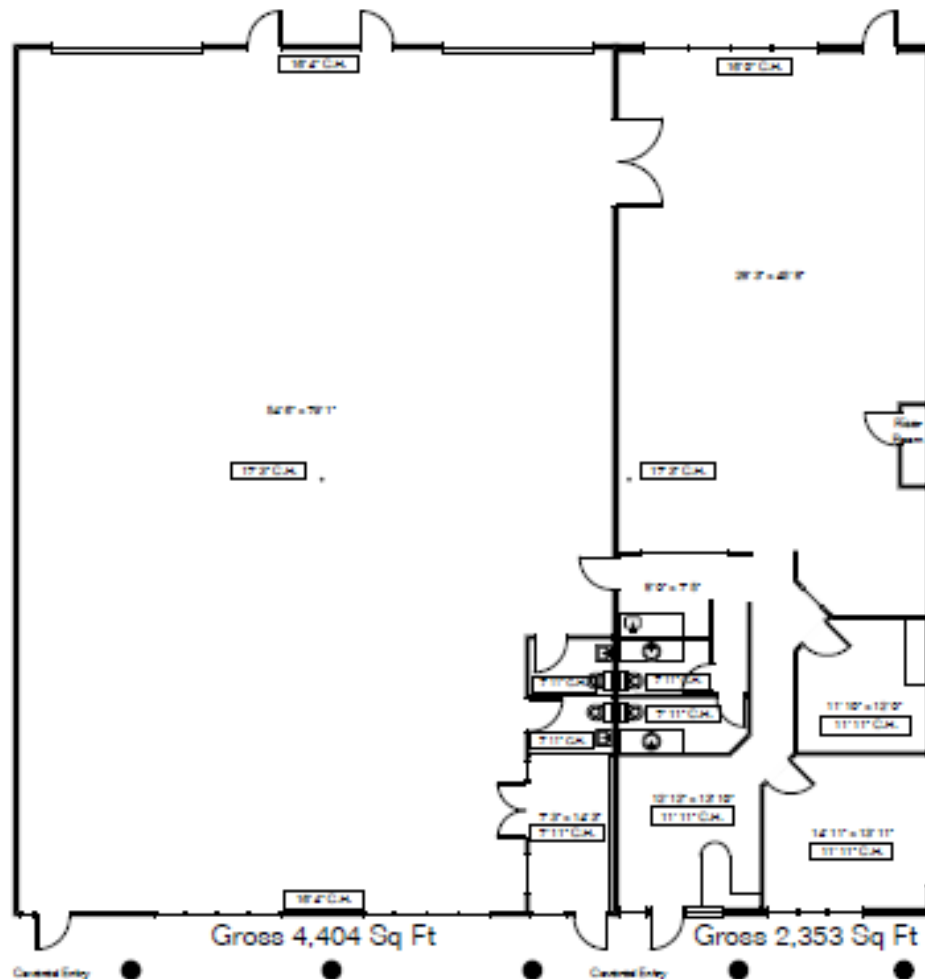


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# Suite 121 FLOOR PLAN



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# Internal Images

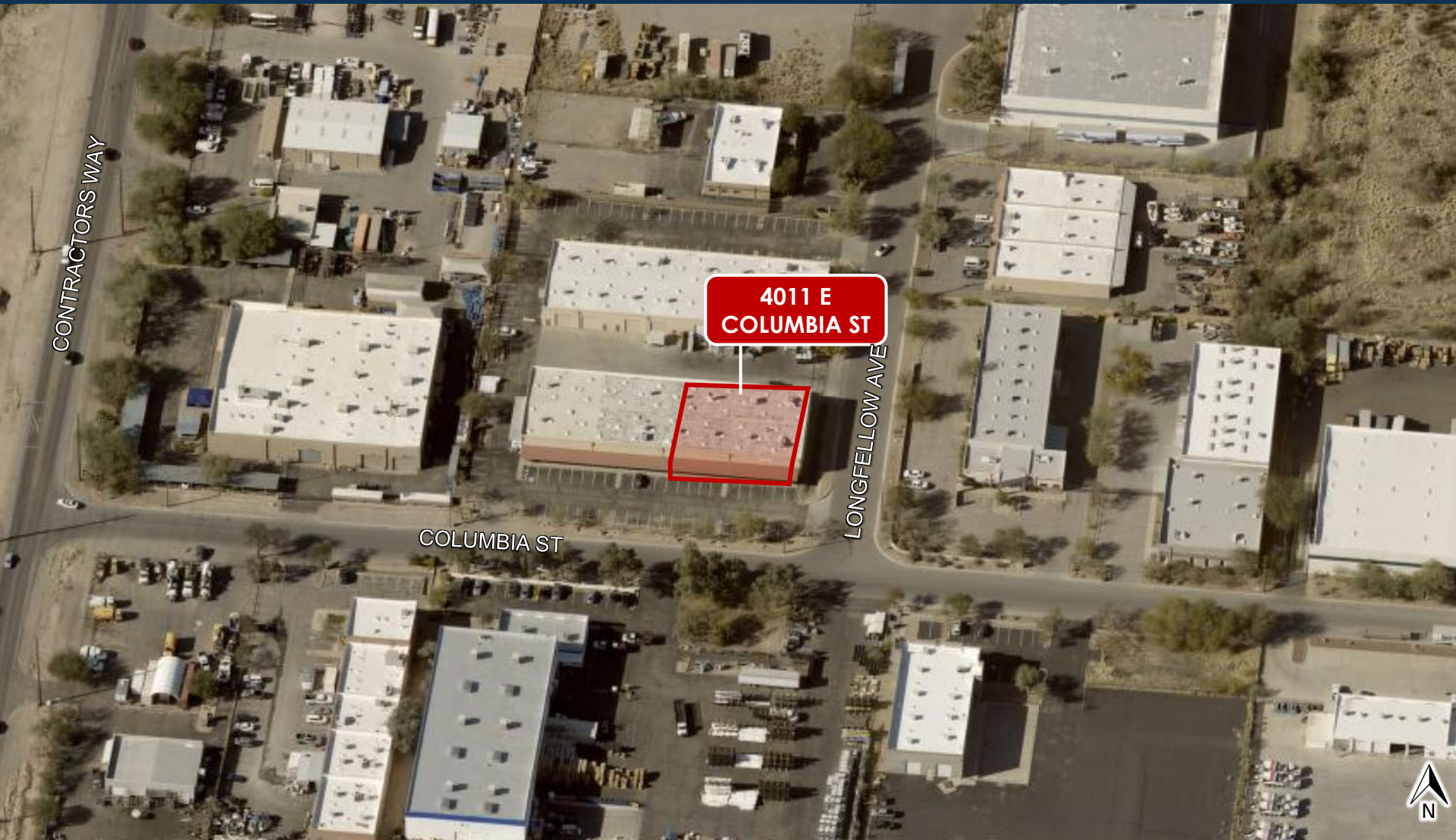


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# AERIAL VIEW



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# DEMOGRAPHICS (2022)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	53	72,145	233,230
<b>Average Household Income</b>	\$89,398	\$53,859	\$56,416
<b>Households</b>	16	25,006	89,505

