



**FOR LEASE**

**3,521-5,400 SF**  
**\$1.13/SF, MG**

**Key Features**

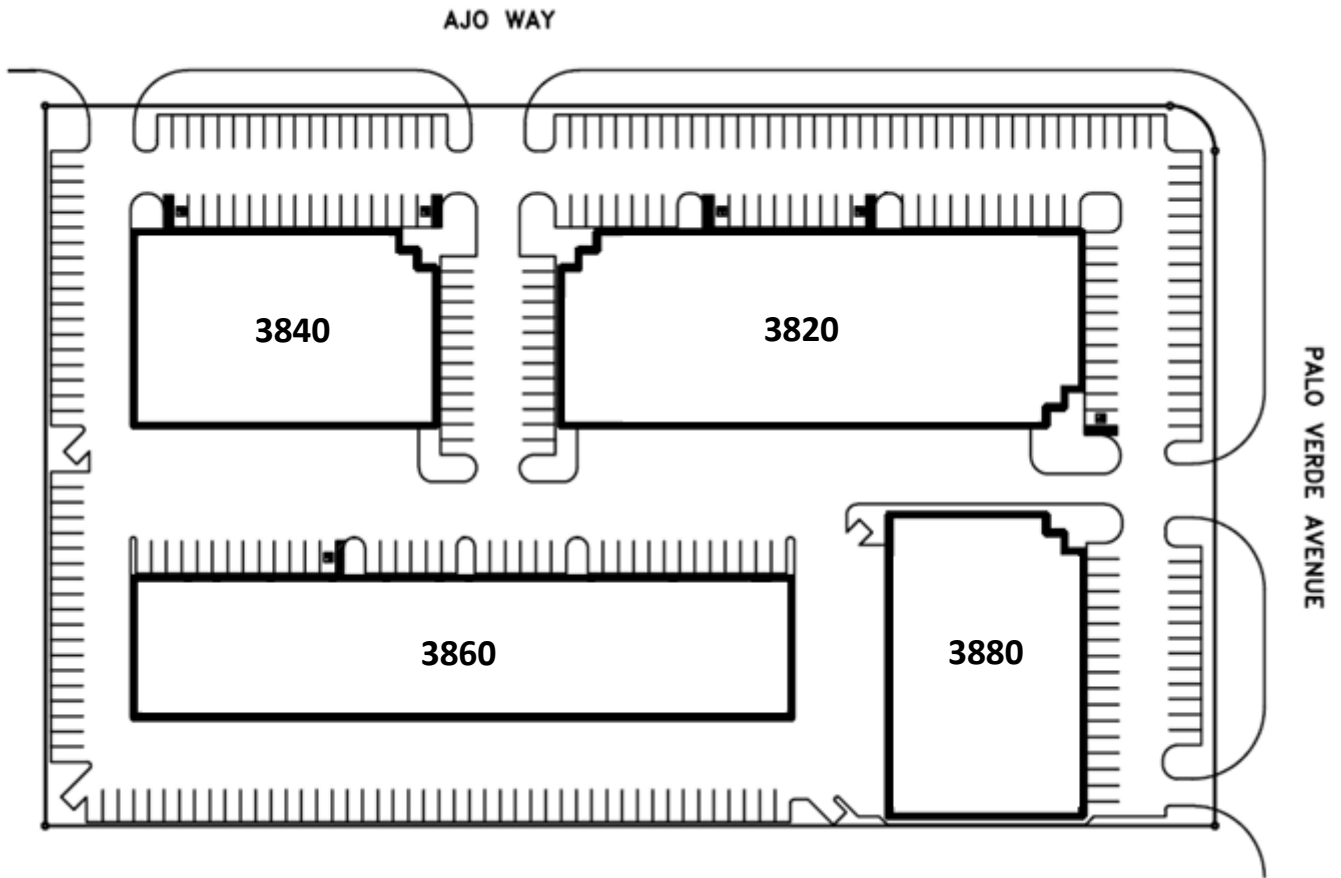
- Great visibility for retail, office, and warehouse
- One mile from both I-10 and Aviation Parkway
- Minutes from Downtown and airport areas
- CI-2 zoning (Pima County)

3860 S Palo Verde	Size (SF)	Rate/SF/Mo.	Monthly Rent	Buildout
Suite 306-307	3,521	\$1.13 MG	\$3,979	±20% office / ±80% warehouse
Suite 308-309	5,400	\$1.13 MG	\$6,102	±70% office / ±30% warehouse

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## Site Plan

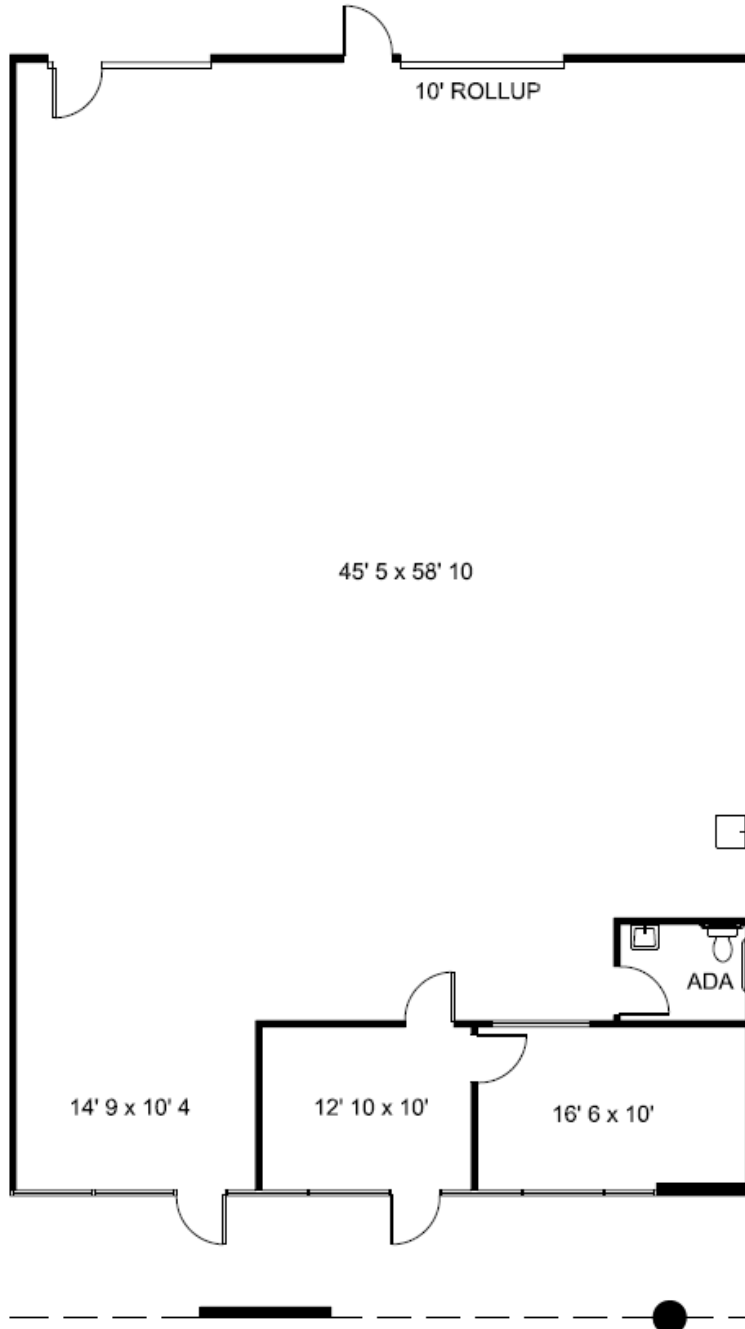


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**Floor Plan – 3860 S Palo Verde Rd, Suite 306 – 3,521 SF**

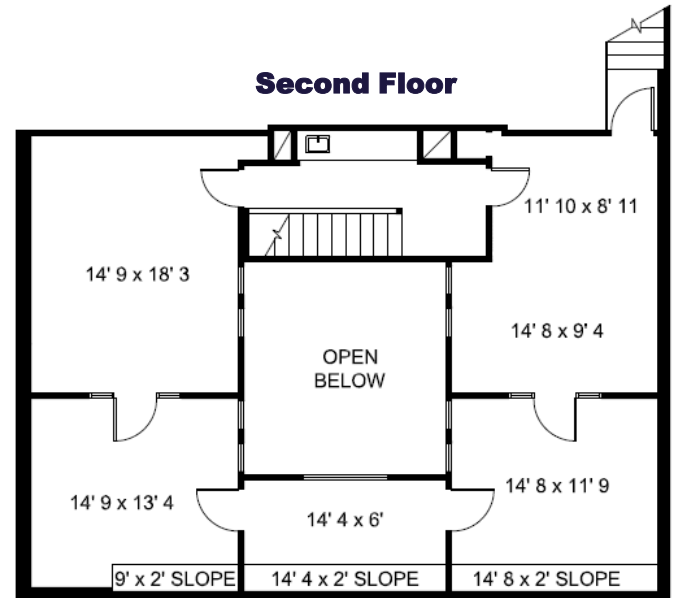
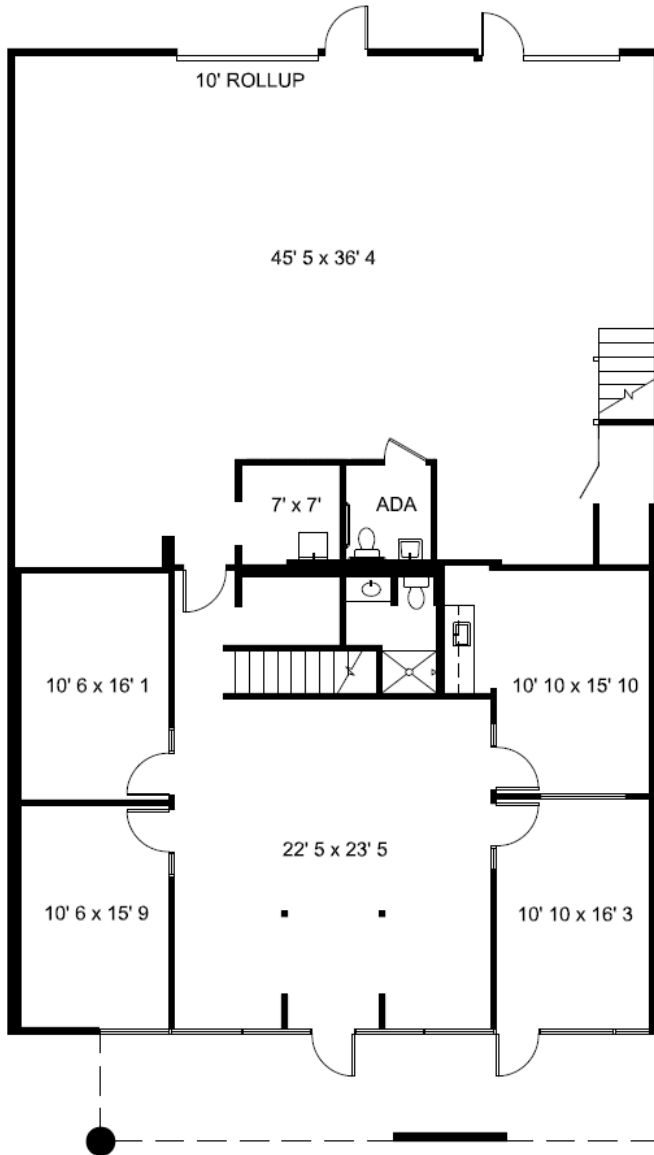


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**Floor Plan – 3860 S Palo Verde Rd, Suites 308-309 – 5,400 SF**

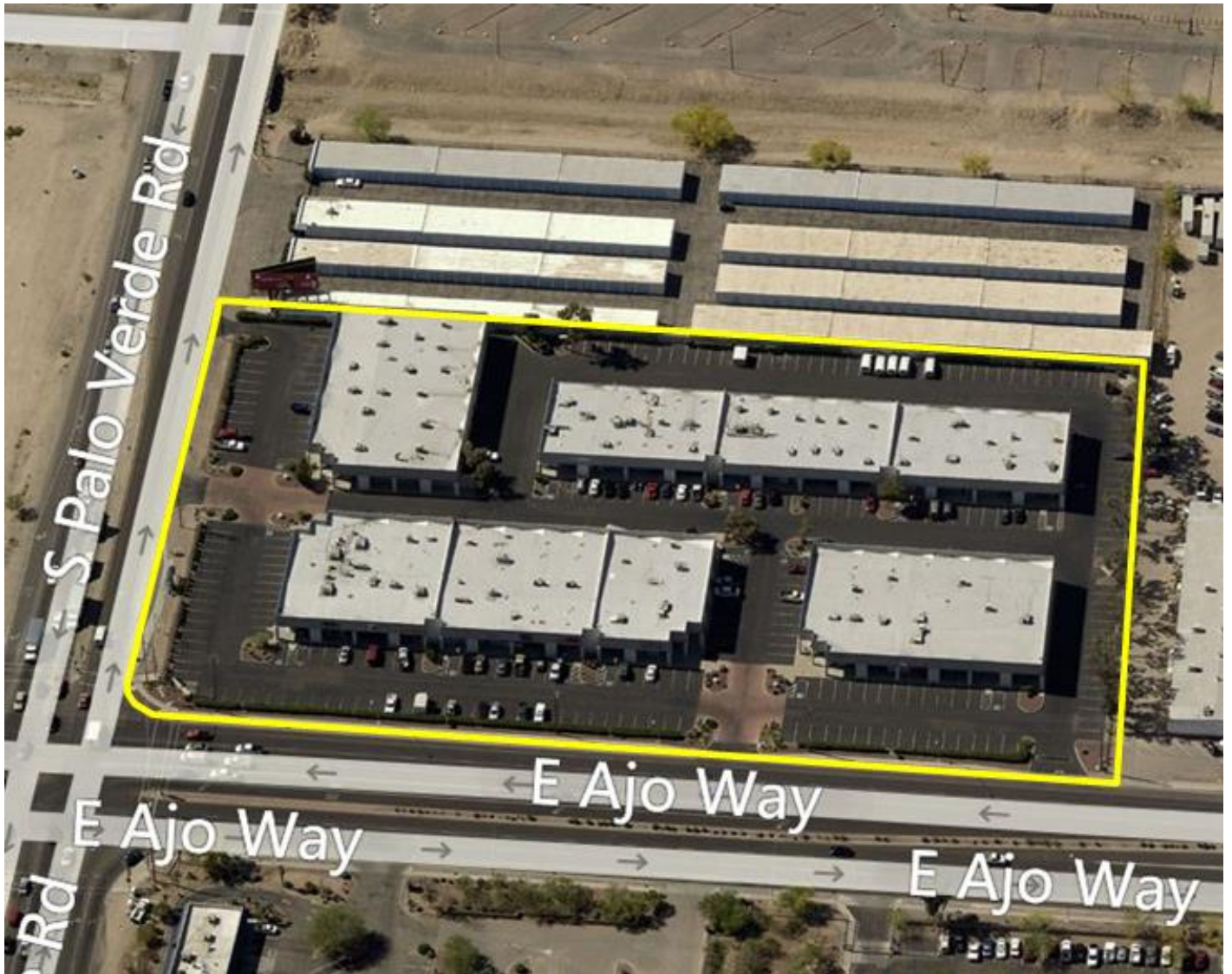


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## Aerial - Close Up



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