

≡ FOUR WALLS

CBRE

2701, 2711, 2721, 2731 E Elvira Road | Tucson, AZ



±8,000 - ±65,000 SF CONTIGUOUS

WAREHOUSE FOR LEASE



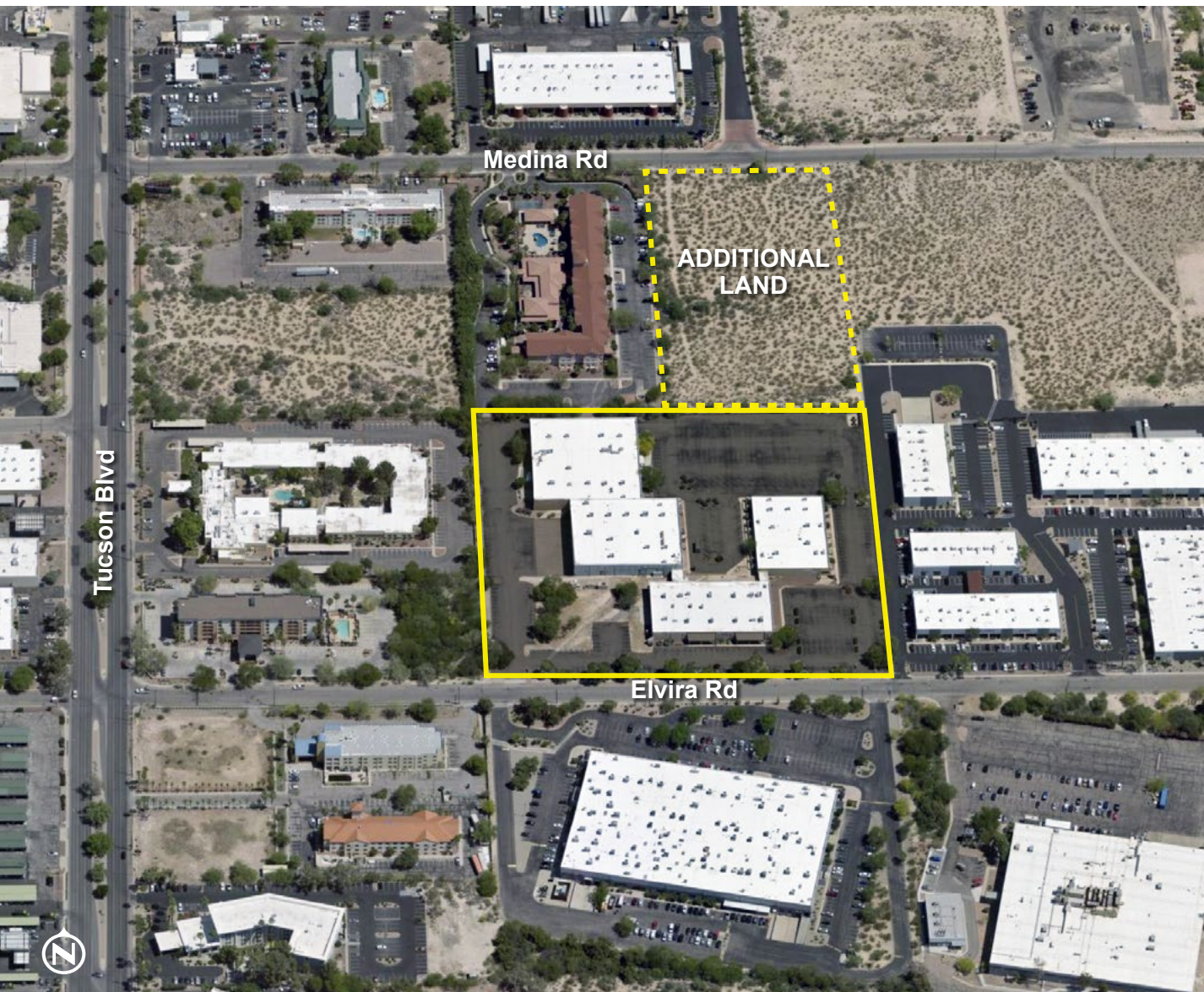
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AVAILABILITY DETAILS



FOUR BUILDINGS

2701 E Elvira Road	±24,774 SF
2711 E Elvira Road	±29,840 SF
2721 E Elvira Road	±36,614 SF
2731 E Elvira Road	±21,682 SF
TOTAL	±211,907 SF

LAND AVAILABLE

2701-2731 E Elvira Road	±9.85 Acres
Excess Land Available	±4.92 Acres
TOTAL	±14.77 Acres

PROPERTY INFO

- Heavy power
- Fully air-conditioned buildings
- High spec finishes
- Within amenity-dense Airport submarket
- Multiple size configurations available
- Zoning: I-1, Light Industrial
- Utility services by Tucson Electric Power and Southwest Gas

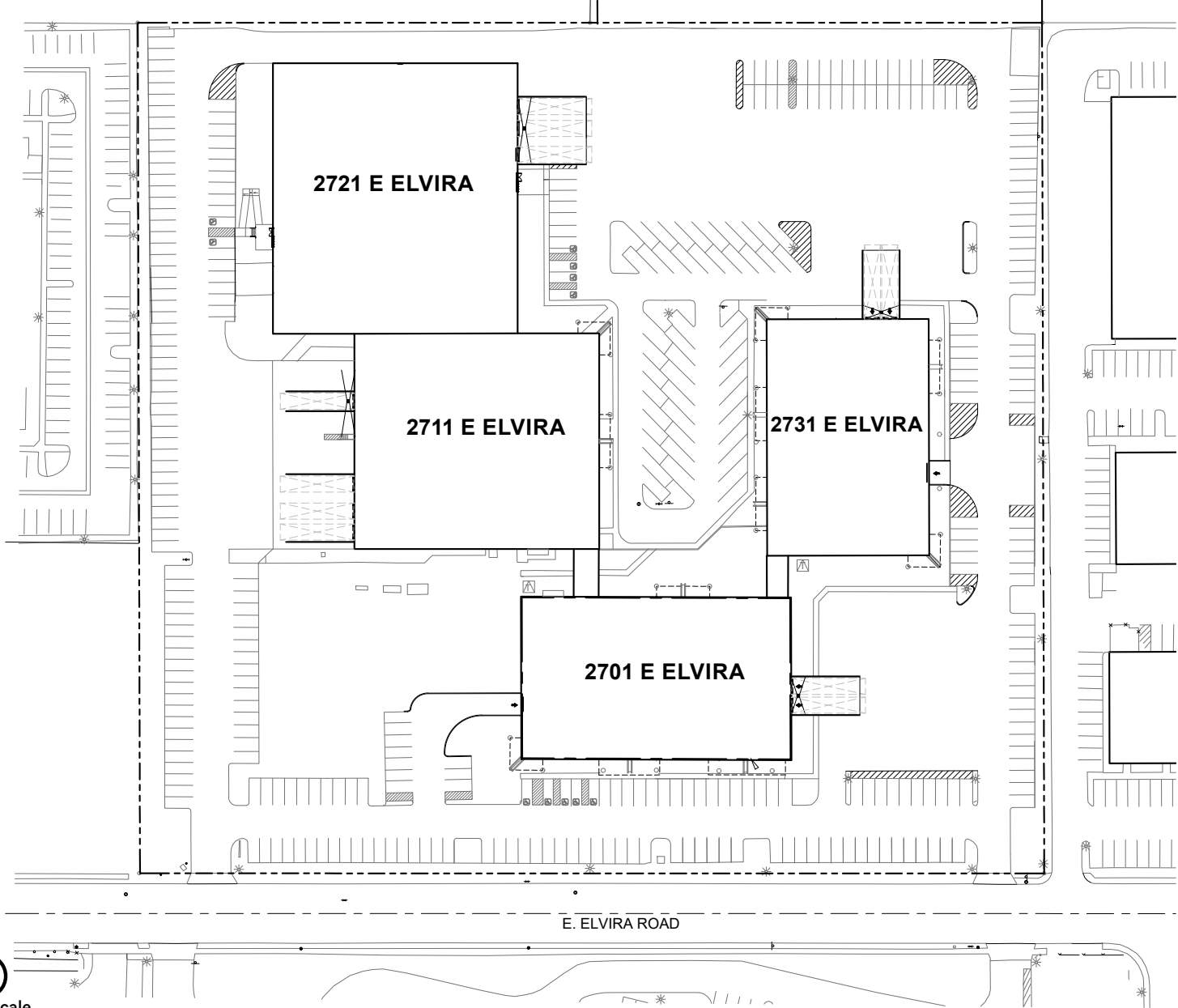
PROPERTY DETAILS



ADDRESS	2701 E Elvira Rd	2711 E Elvira Rd	2721 E Elvira Rd	2731 E Elvira Rd	TOTAL
RSF	±24,774 SF	±29,840 SF*	±36,614 SF	±21,682 SF	±211,907 SF
CLEAR HEIGHT	14' 0"	18' 0"	19' 0"	12' 2"	
SPRINKLERS	Wet	Wet	Wet	Wet	
LIGHTING	LED	LED	LED	LED	
POWER	1,600A-277/480V	1,000A-277/480V	1,000A-277/480V	1,000A-277/480V	
LOADING	2 Docks / 2 Grade	5 Docks / 1 Ramp	4 Docks	2 Docks / 3 Grade	

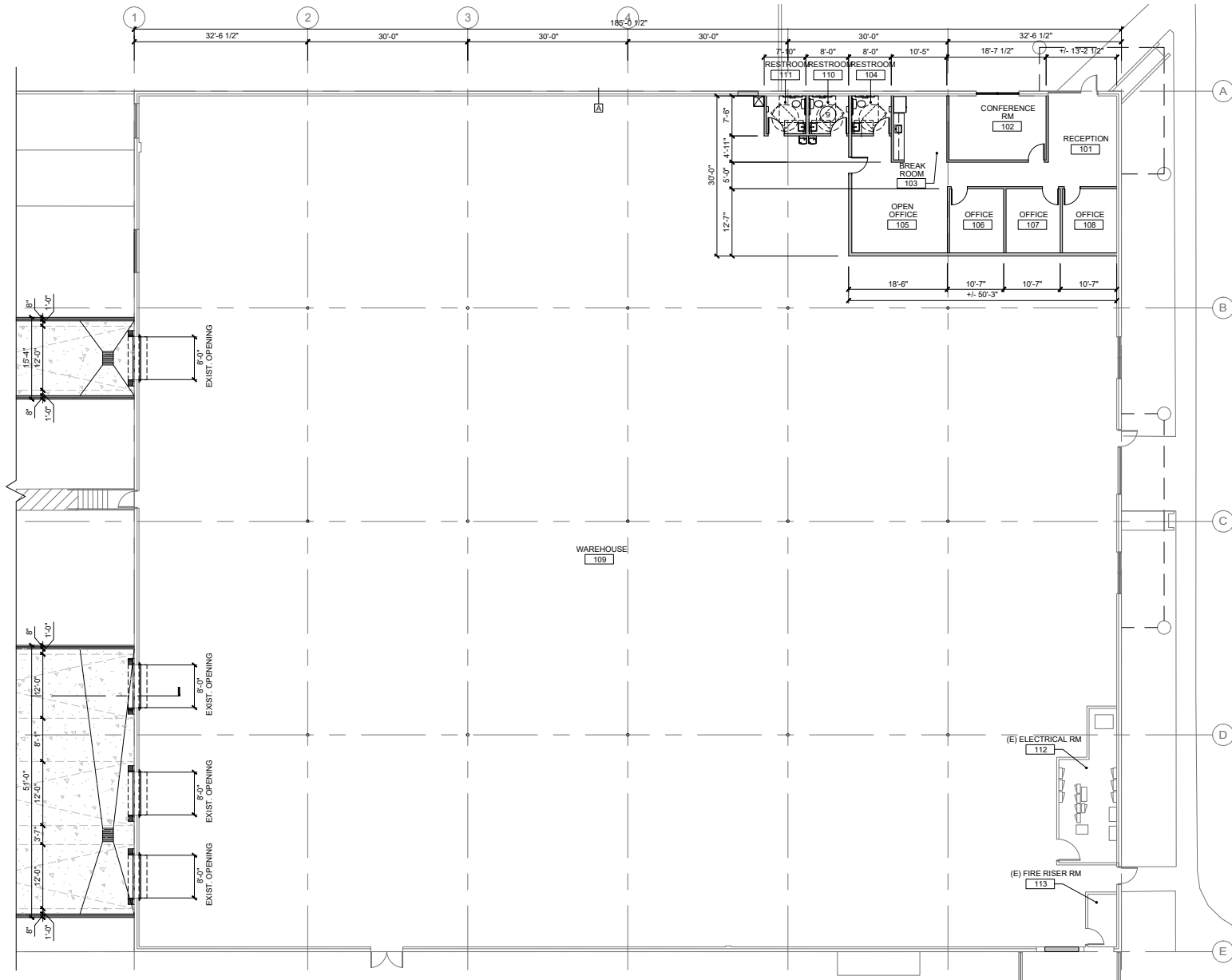
**Can be combined for ±64,334 SF
Ability to demise*

THE SITE PLAN



Not to Scale

FLOOR PLAN 2711 E ELVIRA RD



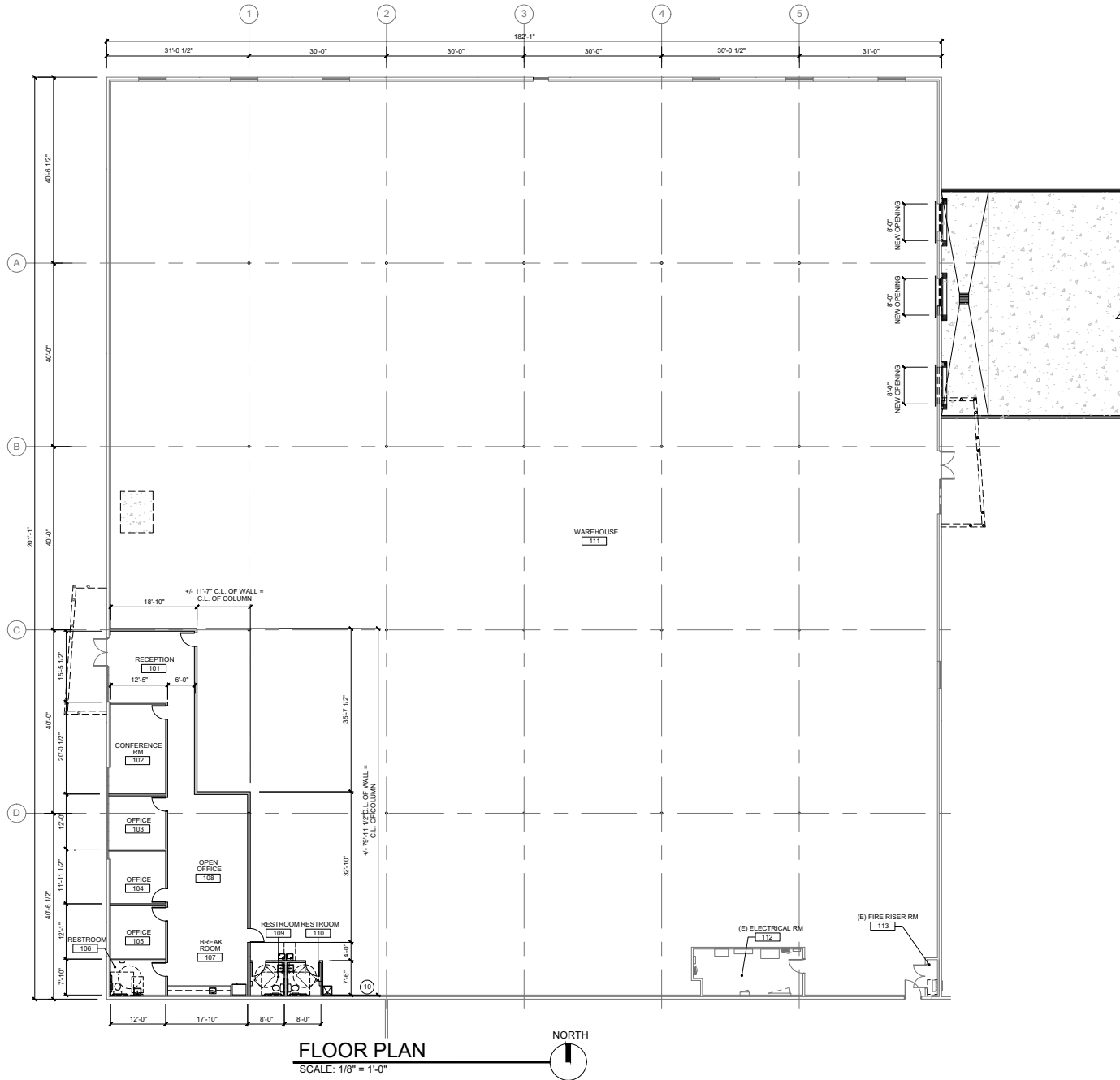
FLOOR PLAN

SCALE: 1/8" = 1'-0"

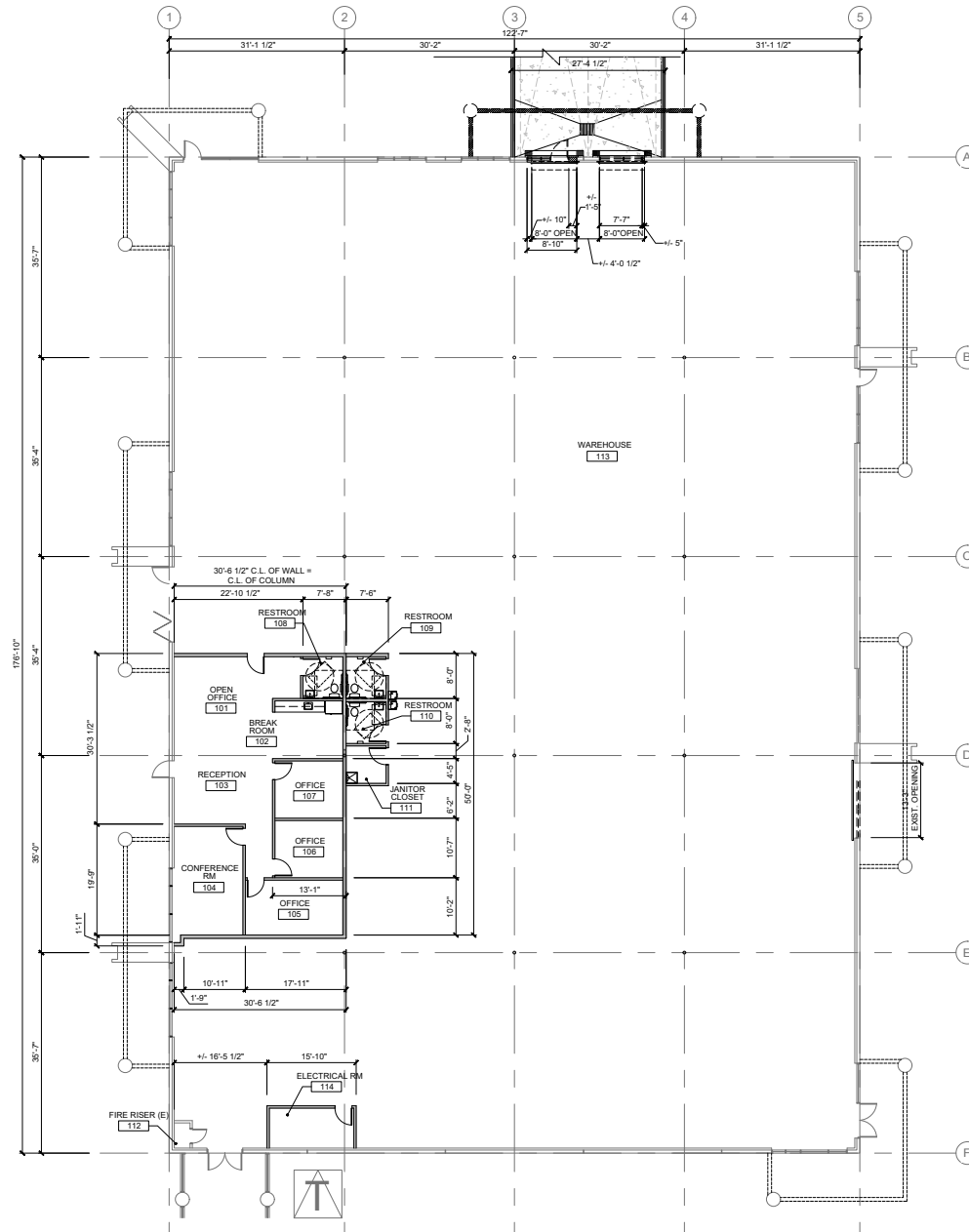
NORTH



FLOOR PLAN 2721E ELVIRA RD



FLOOR PLAN 2731E ELVIRA RD



FLOOR PLAN
SCALE: 1/8" = 1'-0"





2701 E ELVIRA

2711 E ELVIRA

2721 E ELVIRA

2731 E ELVIRA

FOUR WALLS TUCSON



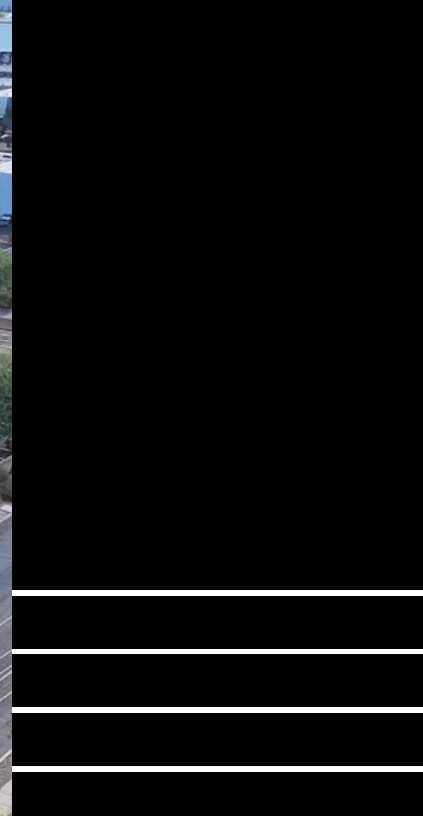
2701 E ELVIRA

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