

FOR SALE/ LEASE 18,437 SF

**INDUSTRIAL WAREHOUSE &
DISTRIBUTION FACILITY PLUS EXCESS LAND**
4062 E. INDUSTRY DRIVE, SIERRA VISTA, AZ



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INDUSTRIAL WAREHOUSE & DISTRIBUTION FACILITY

4062 E. INDUSTRY DRIVE

Executive Summary

This exceptional industrial property presents a rare opportunity to acquire or lease a well-maintained warehouse and distribution facility in Sierra Vista, Arizona's premier industrial corridor. Located at 4062 E. Industry Drive, the property encompasses 18,437 square feet on a 2.15-acre Light Industrial (LI) site, offering an ideal combination of warehouse, office, and future expansion potential. Although Fedex has vacated the property they are still paying \$12,736.36 per month rent to help cover costs in the short run until April 2027.

The building consists of approximately 16,200 square feet of warehouse space and 2,240 square feet of professional office space, providing an efficient layout for manufacturing, logistics, warehousing, or owner-user operations. Originally constructed in 1997, the facility features approximately 20-foot clear height, four grade level loading doors and 1 small above grade loading door, 400-amp, 240-volt, three-phase power, and a full drive-around circulation design that accommodates commercial truck access and efficient loading operations.

One of the property's most valuable attributes is its pre-planned 9,000-square-foot expansion pad, allowing a future owner to increase building capacity as operational needs grow. The expansion area offers excellent visibility from the Highway 90 Bypass, further enhancing the site's long-term value and flexibility. The expansion parcel could also be developed into office or possible retail layouts offering unique flexibility due its close proximity to retail developments.

Strategically positioned with immediate access to Highway 90, Highway 92, and Fry Boulevard, the property provides outstanding connectivity throughout Sierra Vista and the greater Cochise County region and onto Tucson & Phoenix markets. Sierra Vista serves as the economic center of Cochise County and continues to benefit from growth driven by military and defense operations, cybersecurity, healthcare, education, retail, and logistics industries.

Whether acquired as an owner-user facility or an investment asset, 4062 E. Industry Drive offers a combination of modern functionality, expansion potential, and strategic location that is seldom available in the Sierra Vista industrial market.

EXECUTIVE SUMMARY



GROSS ACRES
±2.15 SF



PARCEL NUMBER
107-16-034B5



BUILDING SQAURE FOOTAGE
±18,437 SF



ZONING
INDUSTRIAL



ASKING PRICE
\$1,950,000



PRICE PER SF
\$105.76



LEASE RATE
\$0.75/SF/MO/NNN

INDUSTRIAL WAREHOUSE & DISTRIBUTION FACILITY

4062 E. INDUSTRY DRIVE

Property Features

- ±18,437 SF industrial facility consisting of approximately 16,200 SF of warehouse and 2,240 SF of office space.
- Situated on ±2.15 acres with a pre-planned 9,000 SF expansion pad, providing room for future growth or development into office or retail uses.
- Fedex paying \$12,736.36 per month through April 2027, to help offset costs.
- Light Industrial (LI) zoning allows for a wide variety of industrial and commercial uses.
- 20'2" clear height warehouse with 400-amp, 240V, 3-phase power to accommodate manufacturing, distribution, and logistics operations.
- Four (4) grade-level loading doors and one (1) small above ground loading door with drive-around circulation designed for efficient truck access and loading operations.
- Strategic location with immediate access to Highway 90, Highway 92, and Fry Boulevard, providing convenient connectivity throughout Sierra Vista, Tucson, Phoenix and southeastern Arizona.
- Located at the entrance to the Crossroads Commerce Center Business Park, offering excellent visibility and accessibility in a proven industrial park and near extensive retail and The University of Arizona Sierra Vista campus.
- Constructed in 1997 with a combination of block office construction and metal warehouse construction for durability and functionality.
- Well-positioned for owner-users or investors seeking a high-quality industrial asset in Sierra Vista's primary industrial corridor.
- Sierra Vista serves as the economic hub of Cochise County, supported by industries including defense, aerospace, cybersecurity, healthcare, logistics, and advanced technology, anchored by nearby Fort Huachuca.



Property Address:	4062 E. Industry Drive, Sierra Vista, AZ
APN:	107-16-034B5
Building Size:	18,437 SF
Warehouse:	16,200 SF
Office Area:	2,240 SF
Site Area:	2.15 AC/ ±93,785 SF pre-planned 9,000 SF pad included
Clear Height:	20'-2"
Parking:	26 parking spaces
Year Built:	1997
Zoning:	Light Industrial (LI)
Building Height:	20-foot clear height
Power:	400-amp, 240-volt, three-phase power
Roll-Up Doors:	(4) grade-level loading doors (1) above loading door



Expansion Pad
designed to accomodate
a future expansion of
9,000 sf

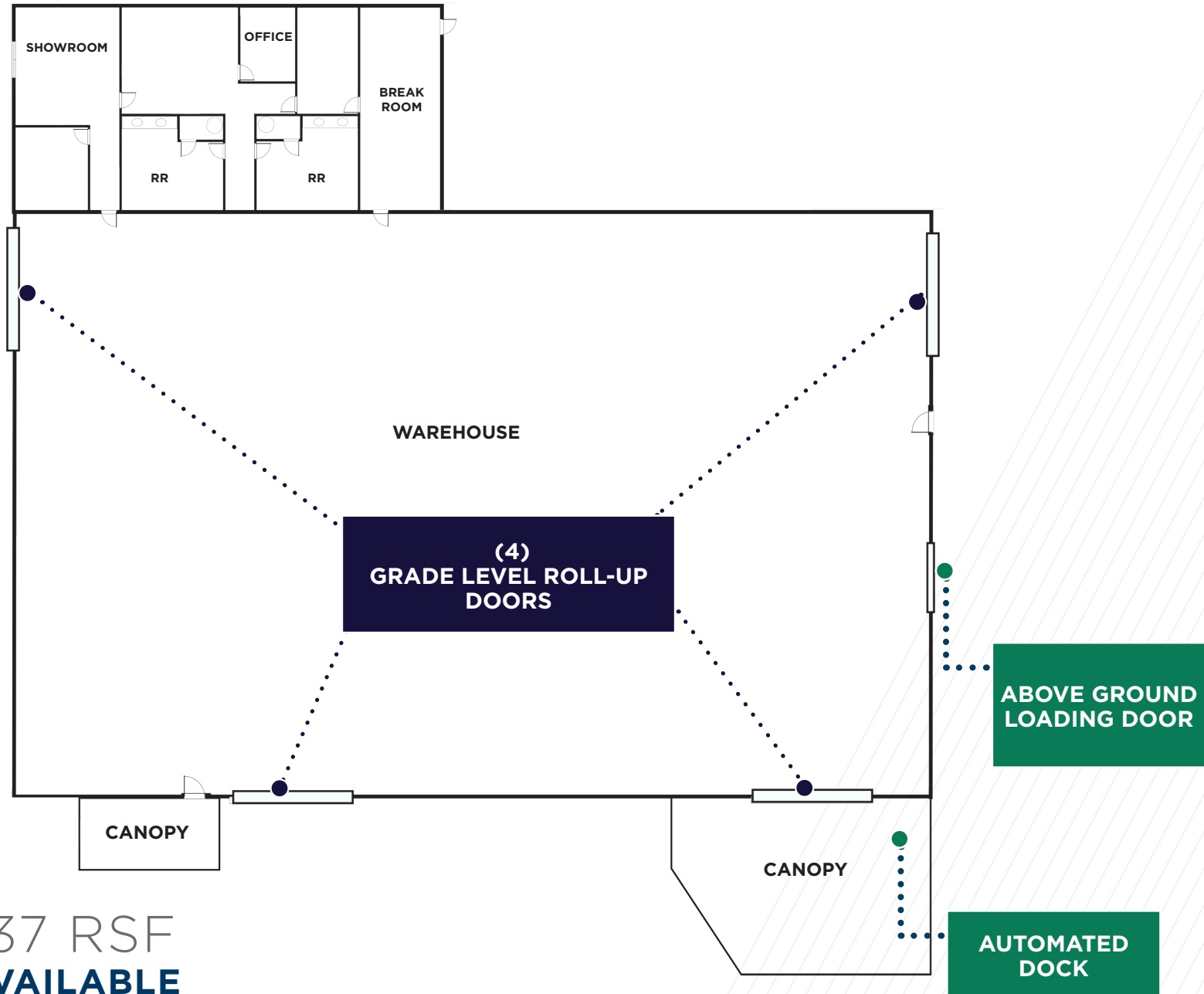
E. INDUSTRY DRIVE

Expansion Pad

- Expansion of existing building
- Ground lease for retail or office
- Build to suit
- Additional building for lease as:
 - Office
 - Industrial
 - Warehouse
 - Retail

INDUSTRIAL WAREHOUSE & DISTRIBUTION FACILITY

4062 E. INDUSTRY DRIVE



±18,437 RSF
TOTAL AVAILABLE





ARIZONA
90

**NORTHROP
GRUMMAN**


Seniors Helping Seniors


amazon


SOUTHWEST GAS

N.COMMERCE DRIVE


**THE UNIVERSITY
OF ARIZONA**

ENTERPRISE WAY


FERGUSON

E. INDUSTRY DRIVE

COLOMBO AVENUE



E. INDUSTRY DRIVE


ATF


FedEx


Safelite

CAMPUS DRIVE


**genOa
healthcare**

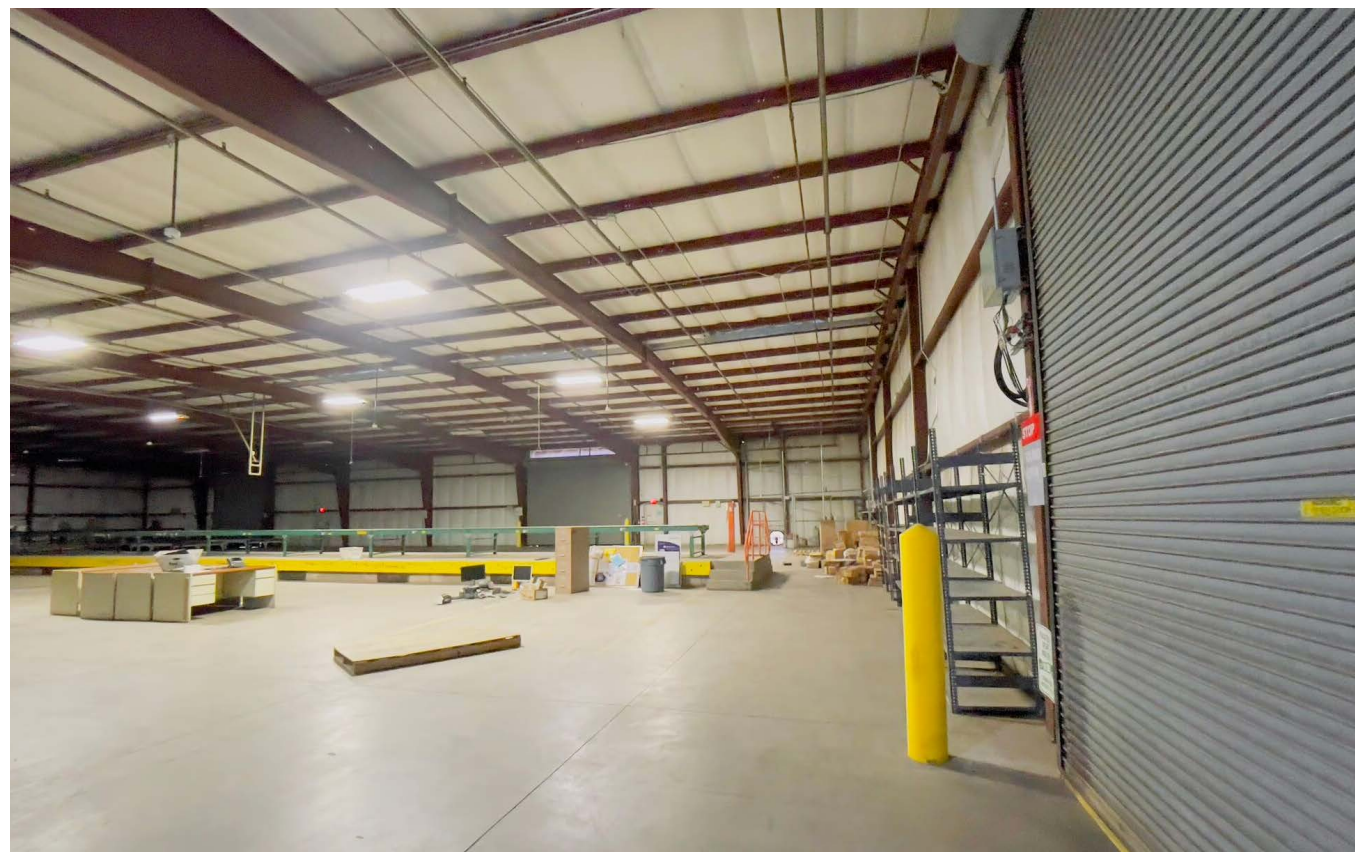

**COCHISE
COLLEGE**

ARIZONA
90

E CHARLESTON ROAD







REGIONAL MARKET ACCESS

Strategic Access to Tucson and the Phoenix Metropolitan Area

4062 E. Industry Drive benefits from Sierra Vista's strategic location in southeastern Arizona, providing businesses with access to the larger commercial markets of Tucson and Phoenix while maintaining a lower-density operating environment and access to the Sierra Vista/Fort Huachuca market.

Tucson is approximately 72-74 miles northwest of Sierra Vista, representing roughly a 1¼-hour drive via Highway 90 and the I-10 corridor. This convenient connection provides access to Tucson's broad labor pool, suppliers, customers, distribution infrastructure, and commercial services.

Phoenix is approximately 186 miles northwest of Sierra Vista, or roughly a 3-hour drive, providing practical access to Arizona's largest metropolitan market and a major regional distribution and business center.

Sierra Vista is located just south of Interstate 10, with Highway 90 providing the primary connection between the community and the I-10 corridor. The City of Sierra Vista notes that I-10 is accessible approximately 32 miles north via Highway 90.

This positioning allows an industrial user at 4062 E. Industry Drive to serve the local Sierra Vista/Fort Huachuca market, while maintaining efficient highway access to Tucson, Phoenix, and markets throughout Southern Arizona. The location is particularly attractive for businesses involved in distribution, warehousing, logistics, construction, service operations, manufacturing, and regional commercial support.

With more than 1.2 million people within a 100-mile radius and approximately 6 million people within 200 miles, Sierra Vista offers a meaningful regional customer and labor base while providing access to the larger Tucson and Phoenix metropolitan markets.



LOCATION ADVANTAGE



SIERRA VISTA TO TUCSON
±72-74 MILES | ±1¼ HOURS



SIERRA VISTA TO PHOENIX
±186 MILES | ±3 HOURS



SIERRA VISTA TO I-10
±32 MILES VIA HIGHWAY 90



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