


**FOR LEASE**

# 2,364-5,400 SF

## \$1.13/SF, MG

**Key Features**

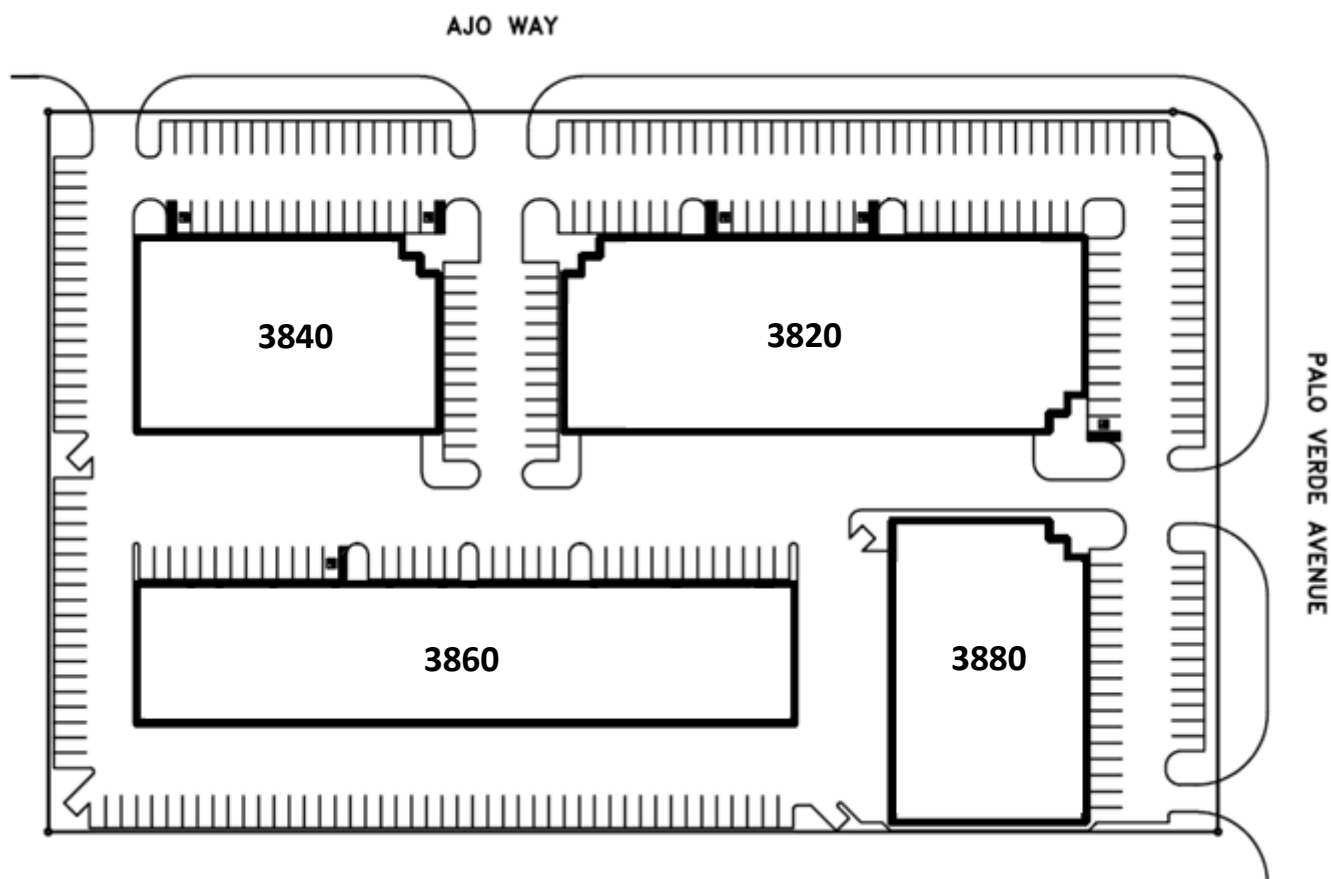
- Great visibility for retail, office, and warehouse
- One mile from both I-10 and Aviation Parkway
- Minutes from Downtown and airport areas
- CI-2 zoning (Pima County)

| 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 |
| Suite 319-320     | 2,364     | \$1.13 MG   | \$2,671      | ±50% office / ±50% warehouse |

**Paul Hooker, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**Andrew Keim**  
Industrial Properties  
+1 520 271 8950  
[akeim@picor.com](mailto:akeim@picor.com)

## Site Plan

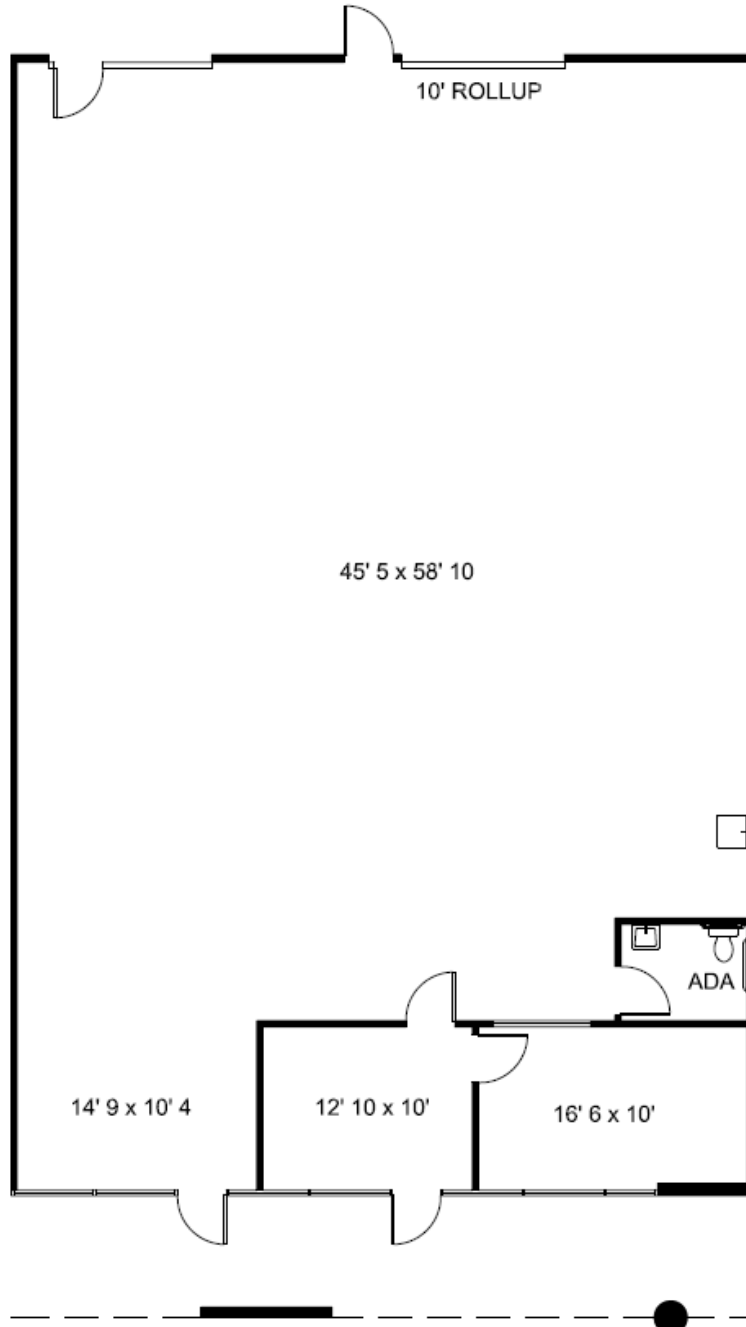


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Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**Andrew Keim**  
Industrial Properties  
+1 520 271-8950  
[akeim@picor.com](mailto:akeim@picor.com)

[picor.com](http://picor.com)

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

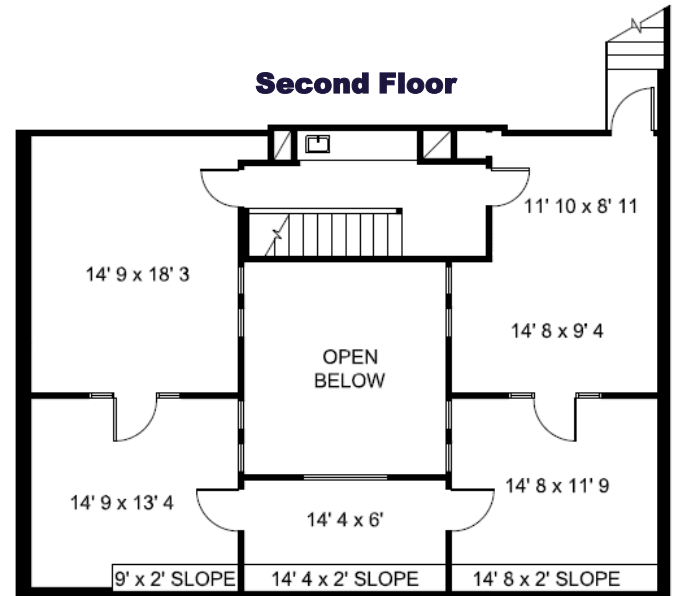
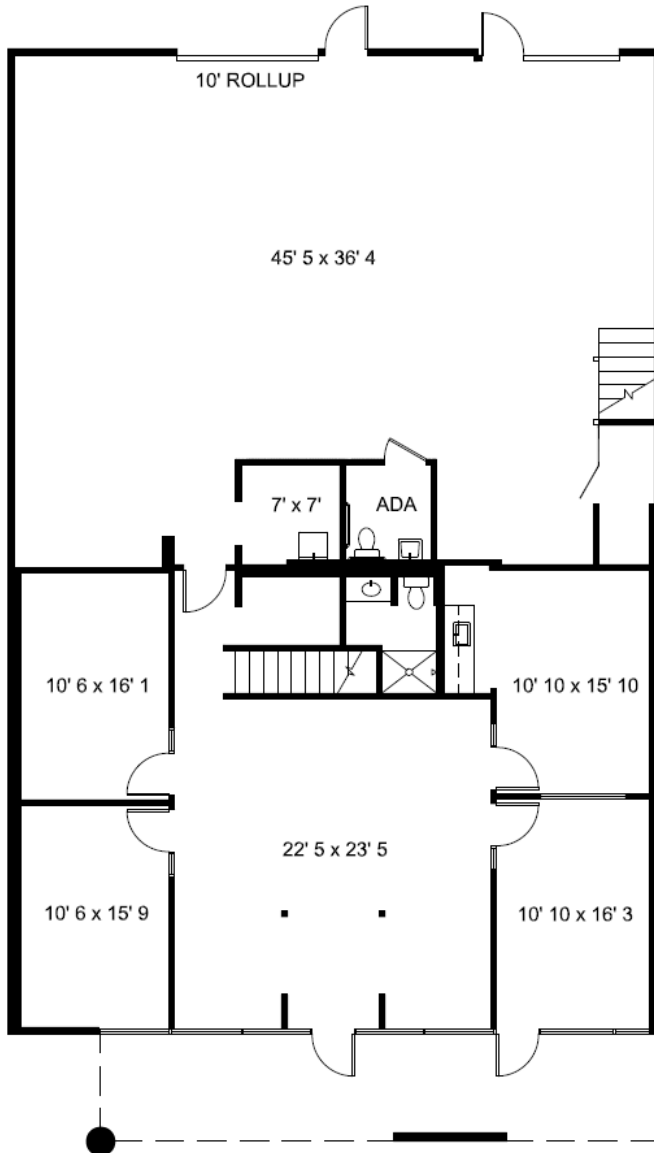


**Paul Hooker, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**Andrew Keim**  
Industrial Properties  
+1 520 271-8950  
[akeim@picor.com](mailto:akeim@picor.com)

[picor.com](http://picor.com)

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

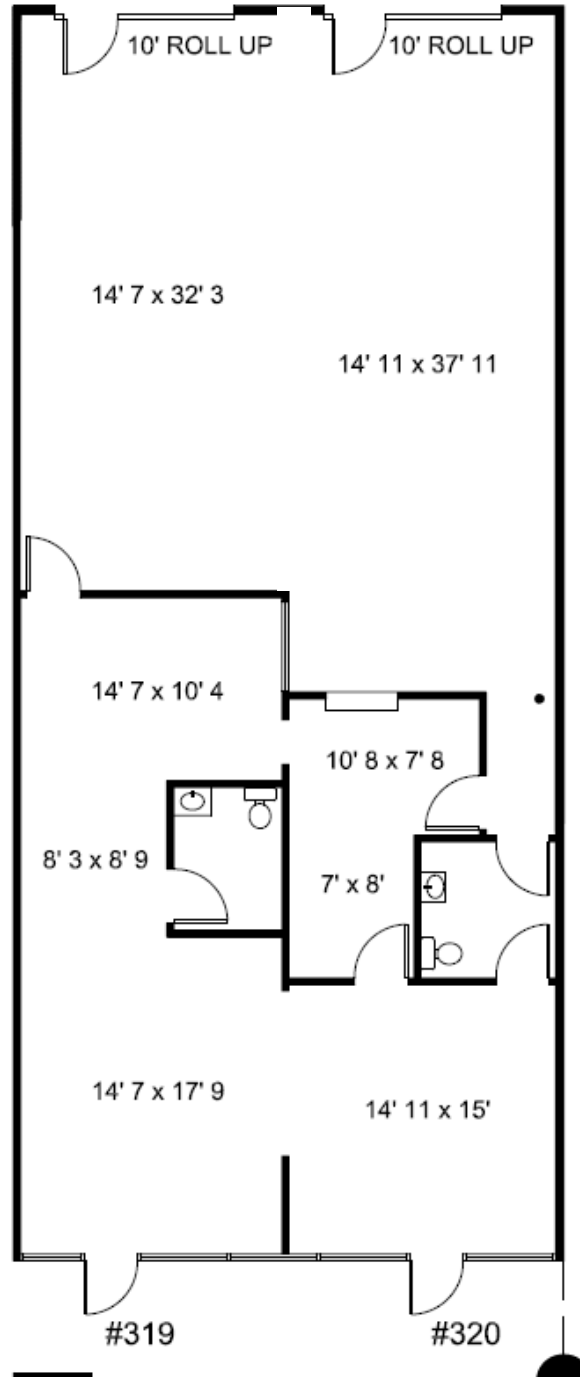


**Paul Hooker, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**Andrew Keim**  
Industrial Properties  
+1 520 271-8950  
[akeim@picor.com](mailto:akeim@picor.com)

[picor.com](http://picor.com)

## Floor Plan – 3860 S Palo Verde Rd, Suite 319-320 – 2,364 SF

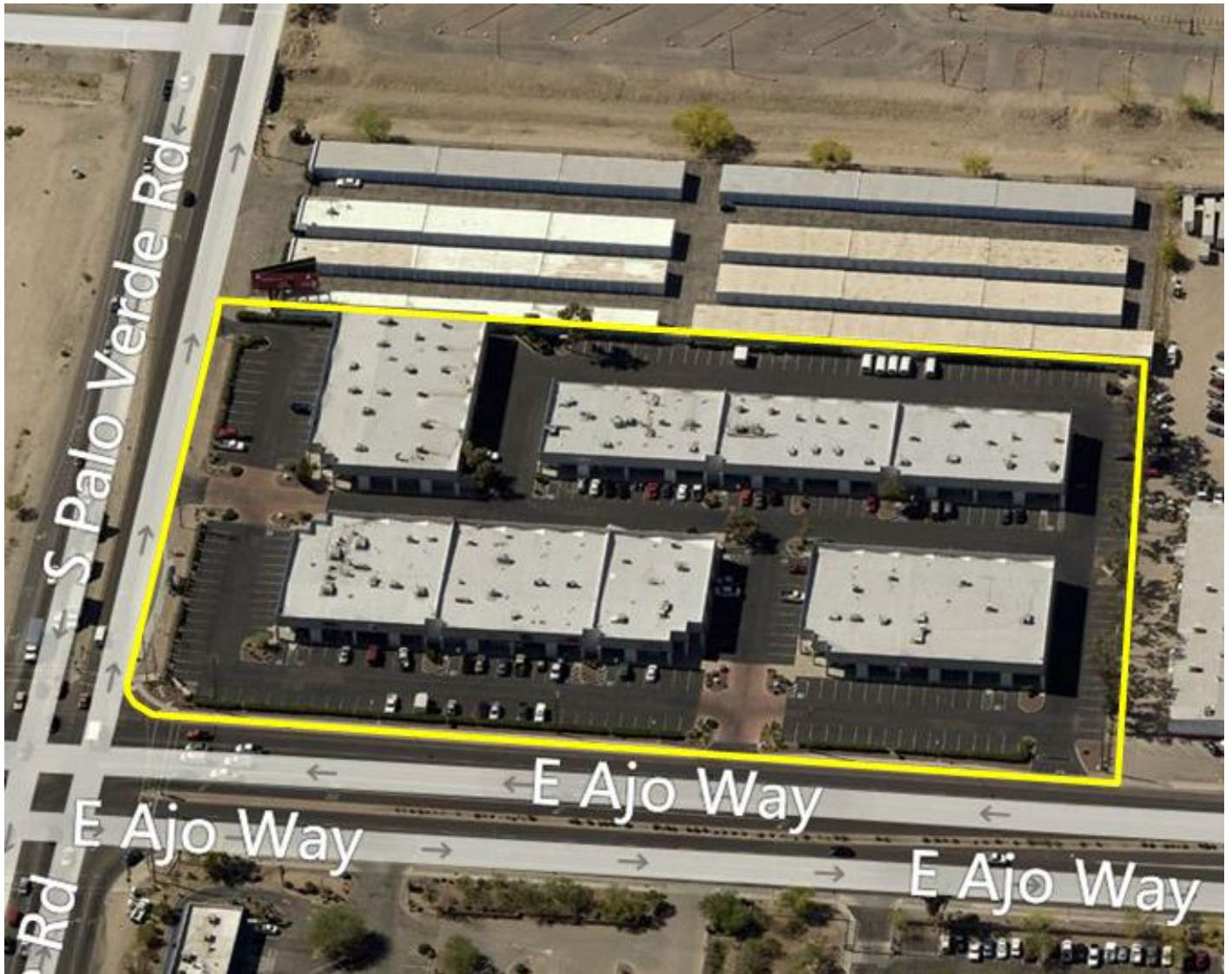


**Paul Hooker, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**Andrew Keim**  
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[akeim@picor.com](mailto:akeim@picor.com)

[picor.com](http://picor.com)

## Aerial – Close Up



**Paul Hooker, SIOR**  
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**Andrew Keim**  
Industrial Properties  
+1 520 271-8950  
[akeim@picor.com](mailto:akeim@picor.com)

[picor.com](http://picor.com)



Paul Hooker, SIOR  
Principal, Industrial Properties  
+1 520 546 2704  
phooker@picor.com

Andrew Keim  
Industrial Properties  
+1 520 271-8950  
akeim@picor.com

picor.com