

40
62

E INDUSTRY DR

INDUSTRIAL WAREHOUSE
FOR LEASE



CBRE

PROPERTY HIGHLIGHTS



ADDRESS

4062 E Industry Drive
Sierra Vista, AZ



SALE PRICE

\$1.95M



LEASE RATE

\$0.75/SF/MO, NNN



SIZE

Total – 18,437 SF
Warehouse – 16,200 SF
Office – 2,240 SF

Full-size breakroom &
restroom facilities



LOT SIZE

2.15 AC
pre-planned 9,000 SF pad
included



YEAR BUILT

1997



LOADING

3 grade and 1 dock



POWER

400 amps 240v 3-phase



MARKET

Sierra Vista



4062 E
INDUSTRY DR

Industry Dr

ARIZONA
90



Expansion pad:
designed to accommodate
a future expansion of
9,000 SF

E San Xavier Rd

ARIZONA 90

NORTHROP GRUMMAN

amazon

N Commerce Dr

THE UNIVERSITY OF ARIZONA
Sierra Vista Campus

E Tacoma St

4062 E
INDUSTRY DR

FedEx

ATF

COCHISE COLLEGE

Las Brisas Way

Enterprise Way

FERGUSON

genoa
healthcare

Arby's Denny's
O'Reilly AUTO PARTS goodwill
U+HAUL

Walmart Save money. Live better. NAVY FEDERAL Credit Union
Olive Garden CHAI POTLE MEXICAN GRILL PANDA EXPRESS CHINESE KITCHEN
verizon COX

Liberty

Safelite
AutoGlass

E Charleston Rd

CAL Ranch HOBBY LOBBY ROSS DRESS FOR LESS
DOLLAR TREE
ULTA BEAUTY Michaels DUTCH BROS
BURGER KING SUBWAY Marshalls

ARIZONA 90

Martin Luther King Jr Pkwy

native grill & wings
LOWE'S

TARGET Starbucks PET SMART
fry's MOD Staples
NAPA AUTO PARTS

Avenida Escuela

VALERO

E Fry Blvd

ARIZONA 90

McDonald's Carl's Jr.
TOYOTA HYUNDAI CHEVROLET NISSAN HONDA

E Coronado Dr Moorman Ave

ACE Hardware CHASE HARBOR FREIGHT
TACO BELL Pizza Hut CIRCLE K
Schlotzsky's SONIC

tropical CAFE
Culver's

BIG LOTS! FOOD CITY BUFFALO WILD WINGS
DICKEY'S BARBECUE PIT peter piper pizza
Little Caesars Pizza

Giulio Cesare Ave

S Ave Del Sol



LOCATION HIGHLIGHTS

4062 E Industry Drive is strategically positioned to offer unparalleled accessibility and convenience for businesses operating in Sierra Vista. The property is situated near three major thoroughfares:

HIGHWAY 90: This highway runs north-south through Sierra Vista, providing direct access to the city center and connecting to other key destinations in Cochise County. It facilitates efficient transportation of goods and services, making it an essential route for businesses in the area.

HIGHWAY 92: Running east-west, Highway 92 offers a vital link to neighboring communities and regions. It connects Sierra Vista to Bisbee and other towns, enhancing the property's reach and accessibility for regional distribution and logistics.

FRY BLVD: As one of the principal commercial corridors in Sierra Vista, Fry Blvd is lined with various retail, dining, and service establishments. Its proximity to 4062 E Industry Drive ensures that businesses located at this property can easily access essential amenities and attract customers from the bustling commercial district.



DEMOGRAPHICS



2025 POPULATION

1 MILE	3 MILE	5 MILE
3,515	33,836	45,154



2025 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,612	15,054	19,612



2025 HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$63,467	\$76,377	\$83,637



2025 HOUSING UNITS

1 MILE	3 MILE	5 MILE
1,722	16,630	21,432

TOP EMPLOYERS





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