

# NOW LEASING

650 E. Wilcox, Sierra Vista, Arizona



## Property Highlights

- Retail Front / High Bay Warehouse in back
- 12'x12' roll up doors in back
- Access to Wilcox and Myer Drive
- Can be built out to Tenants Specifications
- Central Location

**Rates Starting at  
\$9.75/sf/yr NNN**

**Property Taxes:** \$.93 per sq.ft. per year

**Insurance:** \$.21 per sq.ft. per year

**CAM:** \$.85 per sq.ft. per year

**Term:** Negotiable

**Space Avail:** 5,133 sf to 15,400 sf

**Yard Area:** Approx 3,000 sf

**Zoning:** General Commercial

## Will Build to Suit

For More Information Contact

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Cell 520.227.7277

## Location

**650 E. Wilcox Drive, Sierra Vista, AZ**

Located on the south side of Wilcox, less than one mile from the main gate of Fort Huachuca in the center of Sierra Vista, AZ.

## Description

Commercial building with three suites 5,133 sf each, 10'x12' roll up door, man door, and retail front. The space will be sprinkled to accommodate a multitude of uses. There is an area for fenced storage in the rear.



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650 E. Wilcox, Sierra Vista, Arizona

# Floor Plan

## Estimated Occupancy February 2025

12'x12' Roll Up Doors  
Will Build-to-Suit  
16' Ceilings in warehouse

