



FOR LEASE

3,521-5,953 SF
\$1.13/SF, MG

Key Features

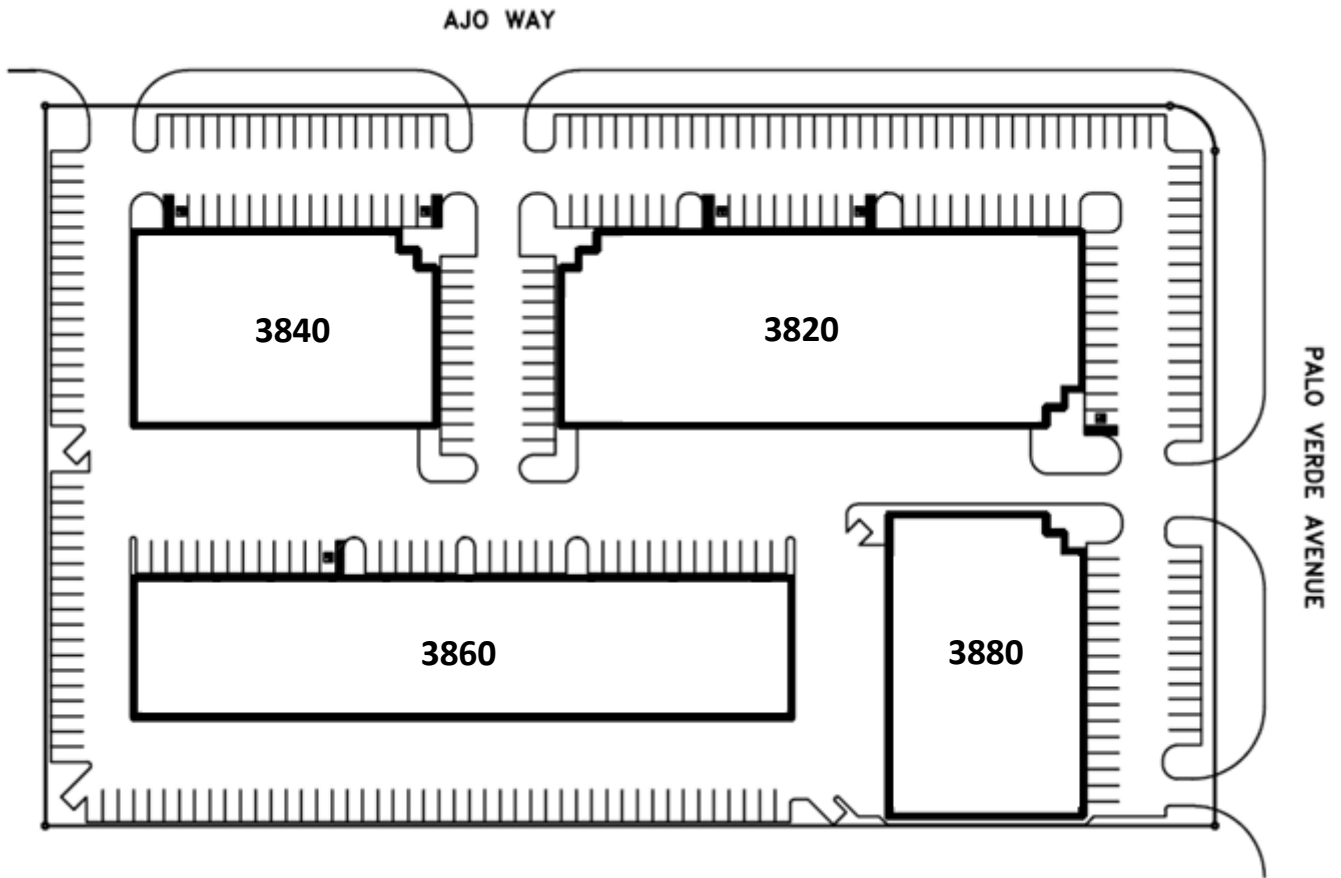
- Great visibility for retail, office, and warehouse
- One mile from both I-10 and Aviation Parkway
- Minutes from Downtown and airport areas
- CI-2 zoning (Pima County)

3860 S Palo Verde	Size (SF)	Rate/SF/Mo.	Monthly Rent	Buildout
Suite 301-305	5,953	\$1.13 MG	\$6,727	±45% office / ±55% warehouse
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

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Site Plan



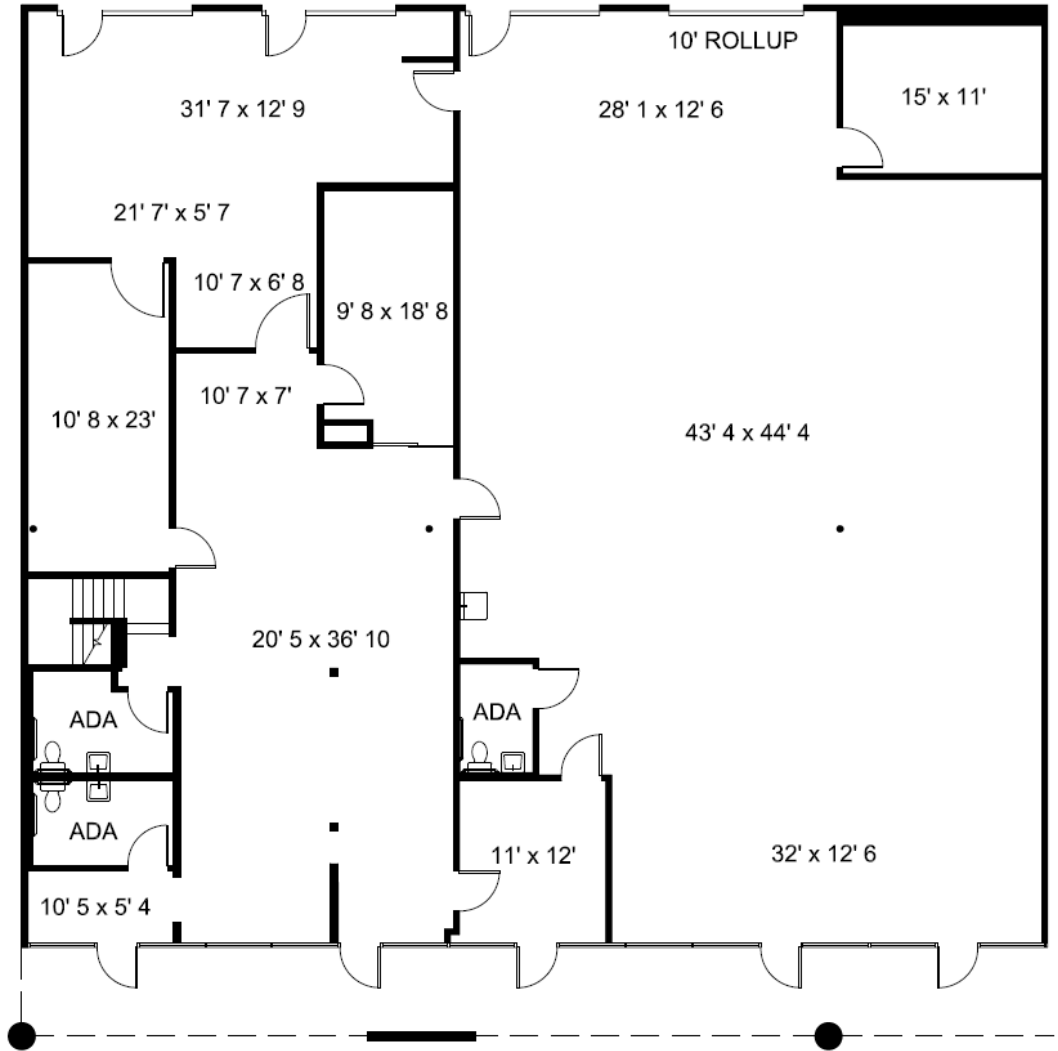
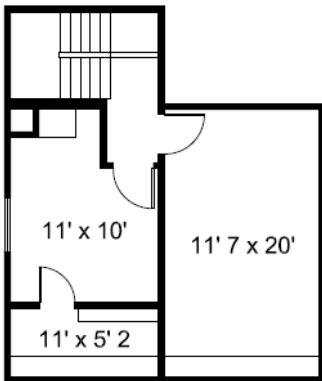
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Floor Plan – 3860 S Palo Verde Rd, Suites 301-305 – 5,953 SF

Second Floor

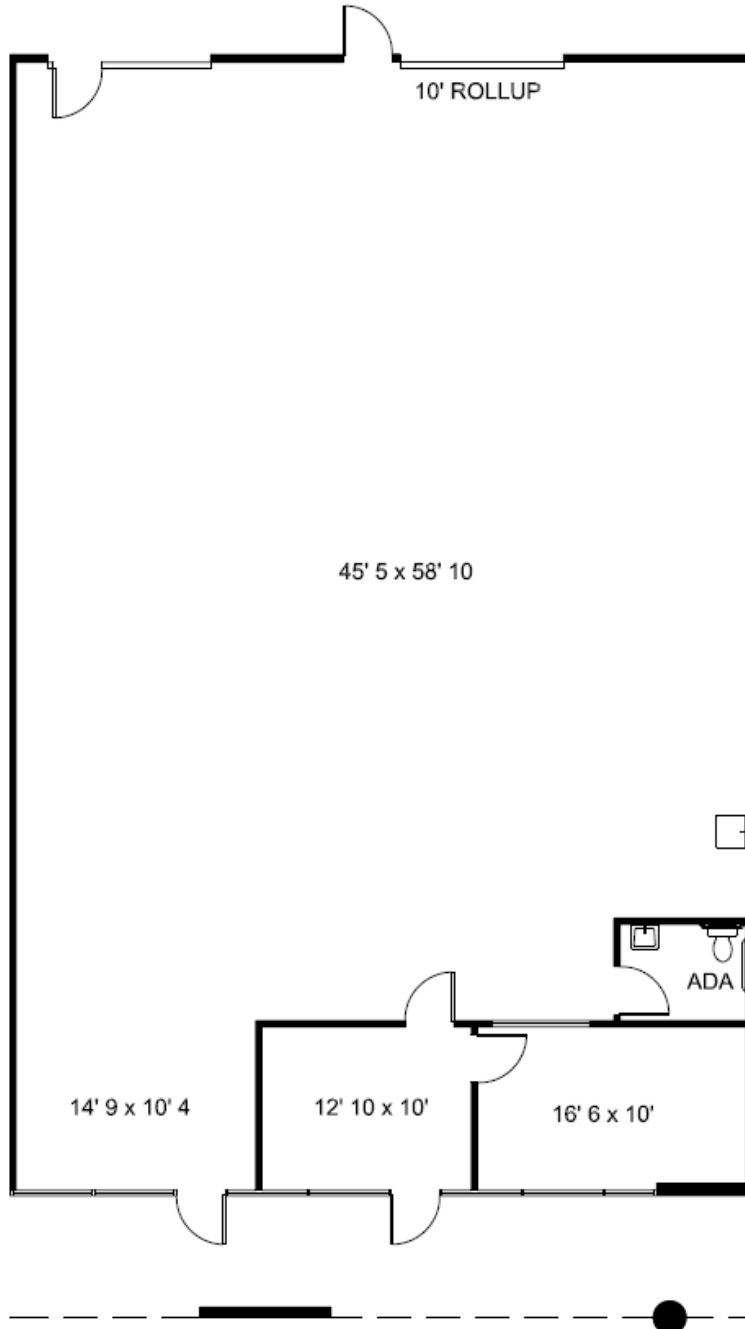


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Floor Plan – 3860 S Palo Verde Rd, Suite 306 – 3,521 SF

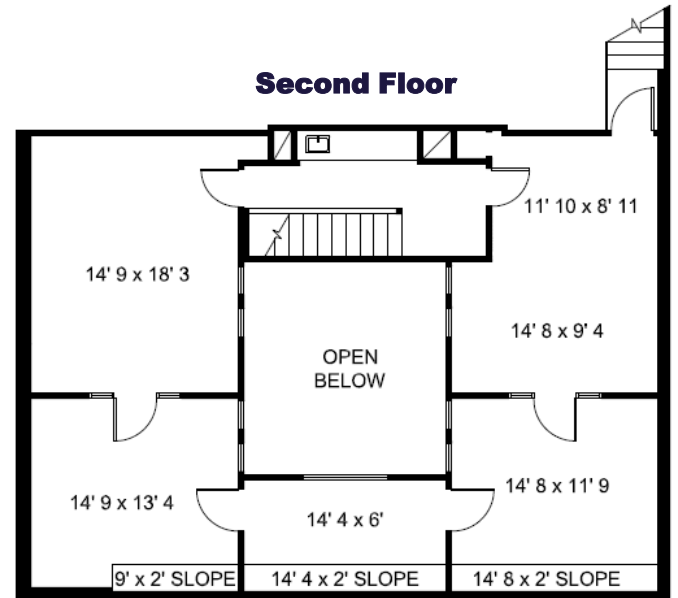
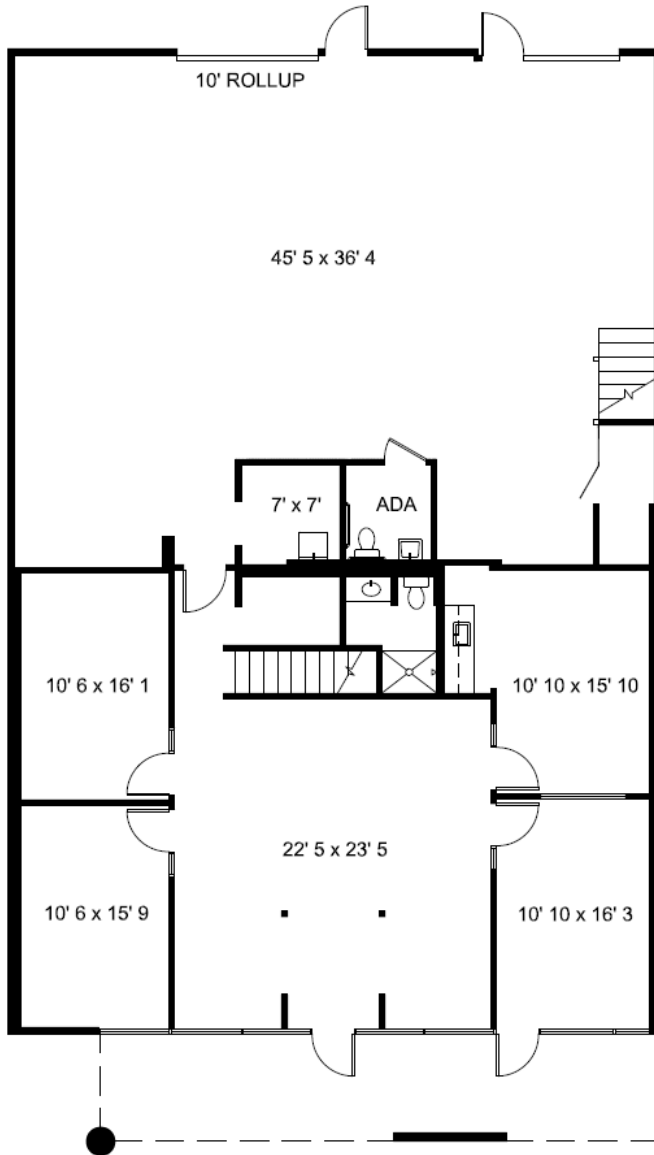


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Floor Plan – 3860 S Palo Verde Rd, Suites 308-309 – 5,400 SF

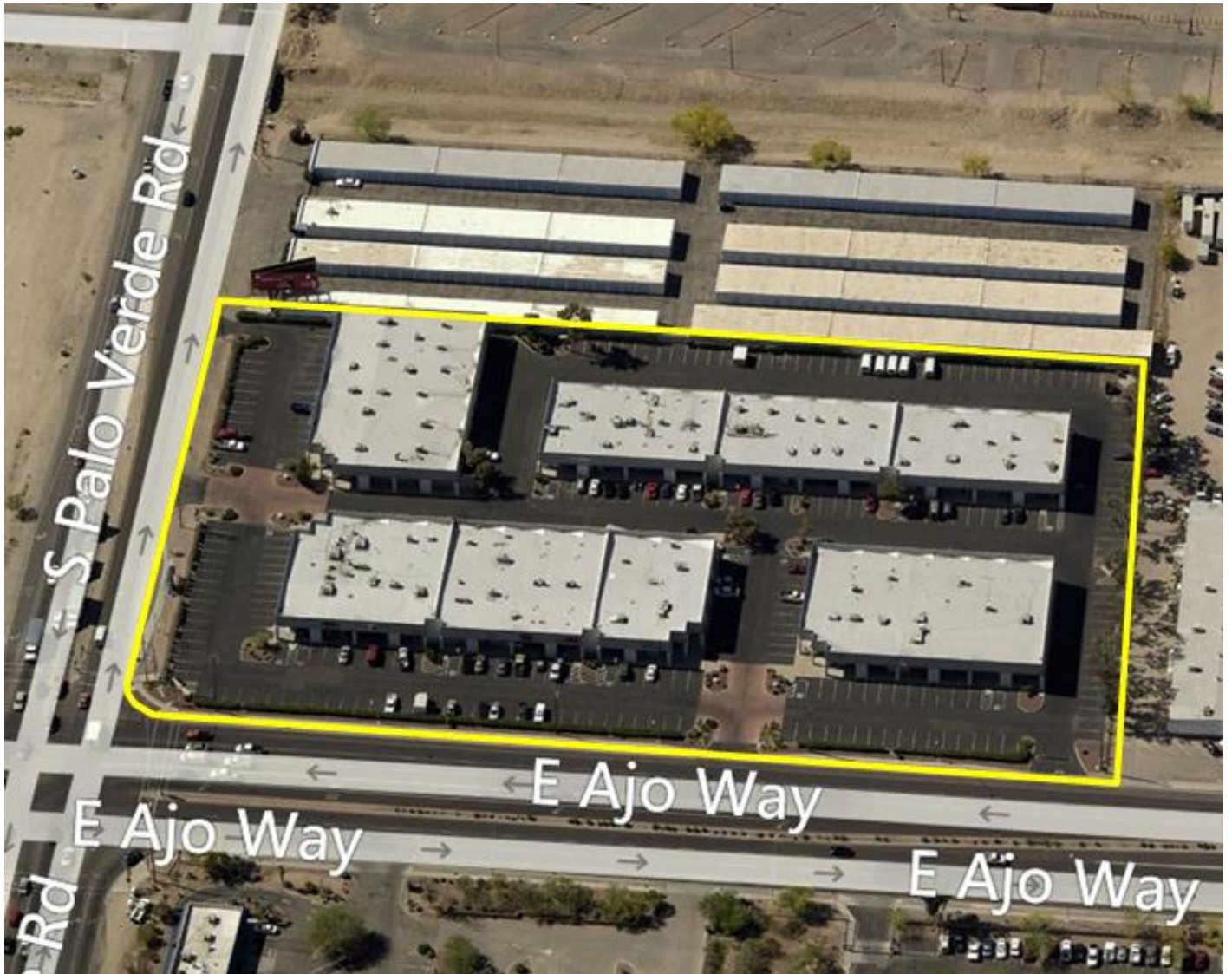


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Aerial - Close Up



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