

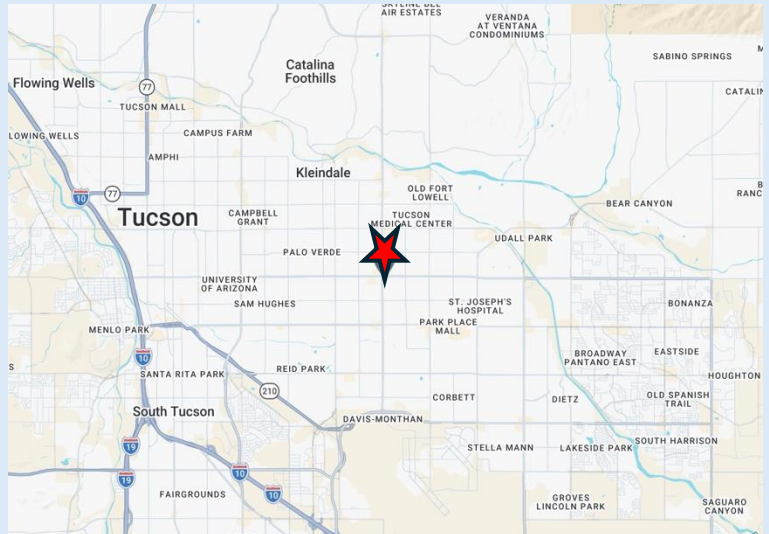
# 4734 East Speedway Blvd Tucson 85712



**Available for Lease \$10.69/ft**  
**NNN**



- 5610sf Total SF
- All Masonry Construction
- Built 1951
- 16' Clear Height
- 4 Roll Up Doors
  - 1 x 12'
  - 2 x 10'
  - 1 x 8'
- Lobby + 3 Offices
- ADA Restroom
- 10-12 Surface Parking
- Monument Signage
- NNN est \$1.94
- Prop Tax \$7697.07



C-2 zoned retail building, most recently functioned as an automotive repair shop. The ±5,610 SF building sits on just over 12,000 SF of land and includes ±800 SF of office/lobby space and a large service bay with 16' ceilings. Plus four grade level roll up doors. Shop space accommodates 10+ vehicles. Property offers ±70 feet of Speedway frontage, a high-visibility monument sign, and excellent exposure along a major east-west corridor. Located within 15 minutes of most parts suppliers and surrounded by established retail and service users.

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