

FOR LEASE

SIERRA VALENCIA

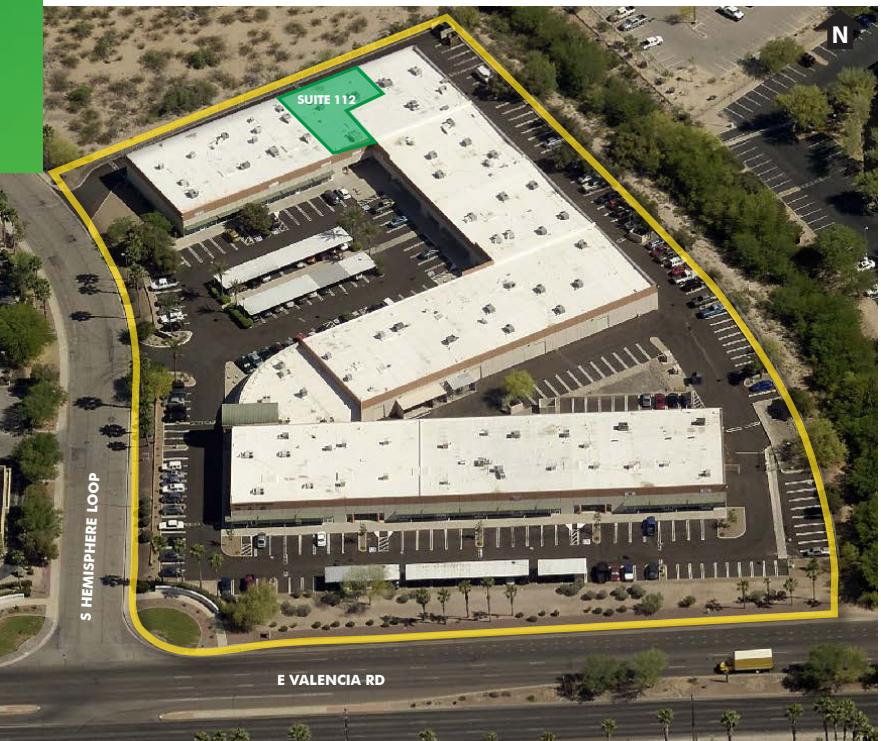
NEC VALENCIA/HEMISPHERE LOOP
3280 E HEMISPHERE LOOP

Tucson, Arizona

TWO NEW TECH FLEX SPACES

Suite	SF	Lease Rate	Description
112	±3,216	\$.60/sf/month NNN	Office space with small warehouse.

Total Size	±82,737 SF multi-tenant industrial building
Acreage	±5.5 acres
Construction	Tilt-up concrete building with contemporary architectural features
NNN Charges	NNN charges: \$.18 PSF (below market)
Parking	199 spaces (44 covered)
Clear Height	±16'
Sprinklers	Fully sprinklered
Zoning	I-1 City of Tucson, light industrial
Fiber	Cox Cable, T-1, and Time Warner Fiber
Traffic Counts	Valencia Road: 33,998 cars per day (PAG 2014)



CONTACT US

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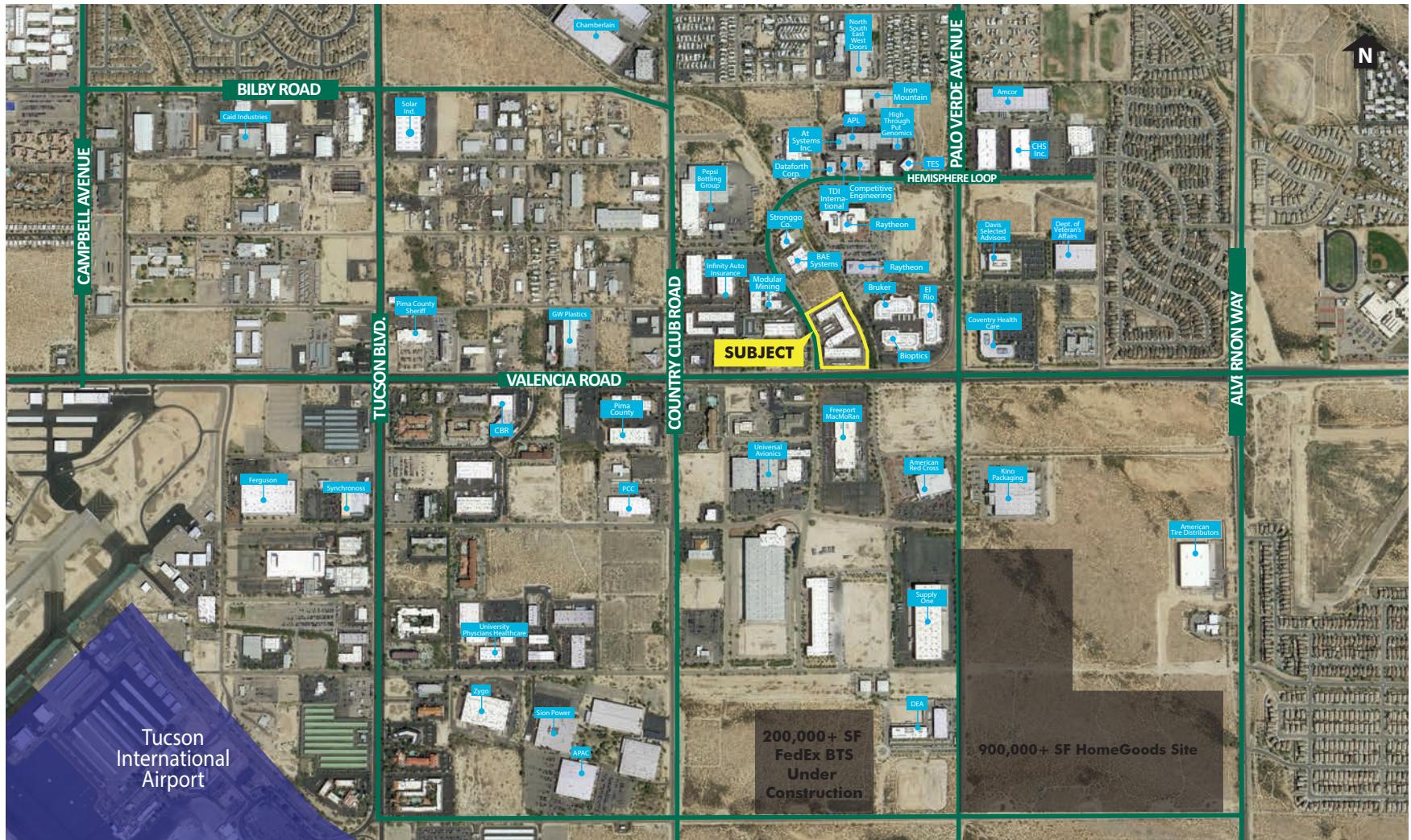
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CORPORATE NEIGHBORS AERIAL



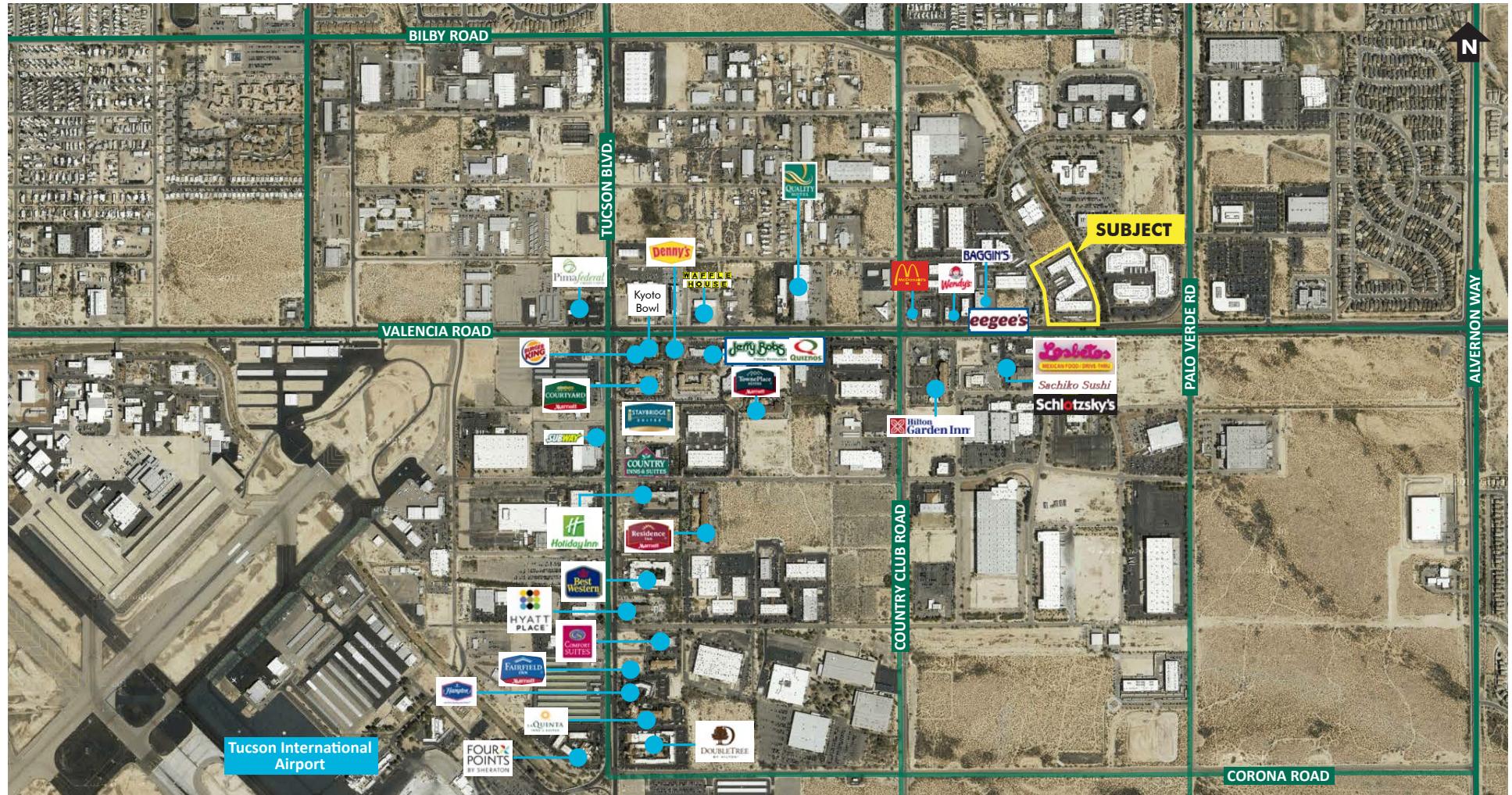
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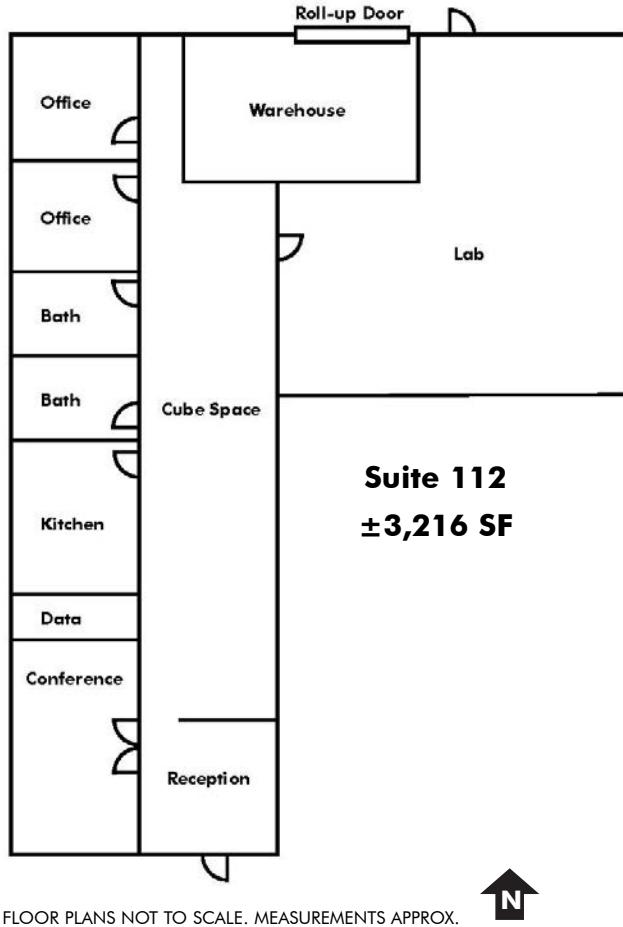
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AMENITIES AERIAL



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