

# 3951

E Michigan St



## CONTACT

**TIM HEALY**  
Senior Vice President  
+1 520 247 9194  
[tim.healy@cbre.com](mailto:tim.healy@cbre.com)



# property highlights



## Address

3951 E Michigan St, Tucson, Arizona



## Available Space

Suite 168 – ±8,370 SF | Suite 178 – ±4,536 SF

Suite 168 & 178 – ±12,906 SF



## Lease Rate

Suite 168 – \$0.80/SF/Mo, NNN

Suite 178 – \$0.85/SF/Mo, NNN



## Lot Size

±1.80 acres



## Construction

Tilt-up concrete building with contemporary architectural features



## Parking

Shared parking



## Clear Height

±20'-22'



## Loading

Suite 168 – 1 dock & 2 grade | Suite 178 – 1 dock & 1 grade

Suite 168 & 178 – 2 docks & 3 grades



## Sprinklers

Ordinary Hazard



## Zoning

CI-2 (Pima County), General Industrial



## Office Space

Suite 168 – est. 2,000 SF | Suite 178 – est. 1,000 SF

Suite 168 & 178 – est. 3,000 SF



## Build Out

Suite 168 – Showroom/ 3 private offices/ 2 restrooms

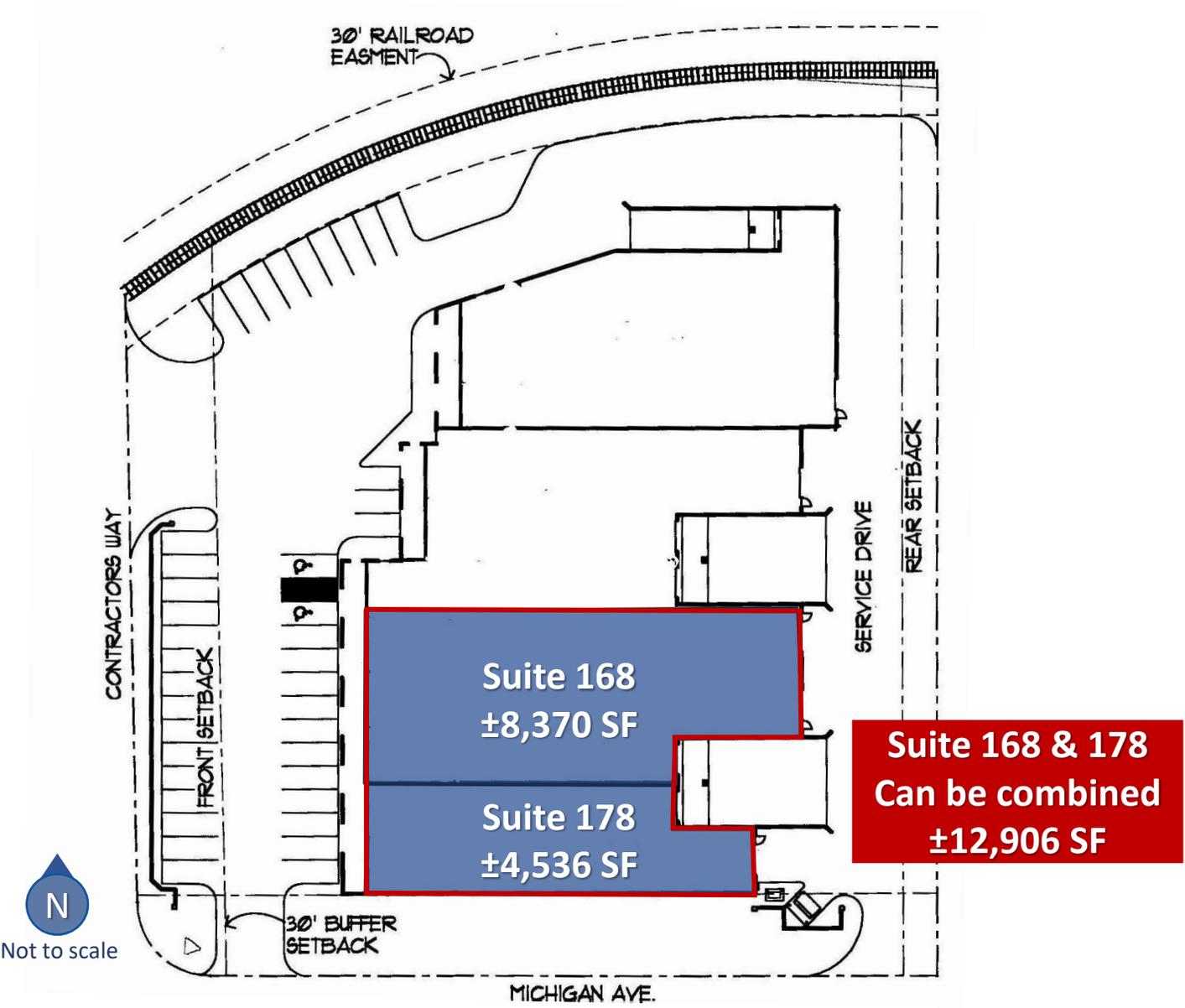
Suite 178 – Showroom/2 private offices/ 2 restrooms



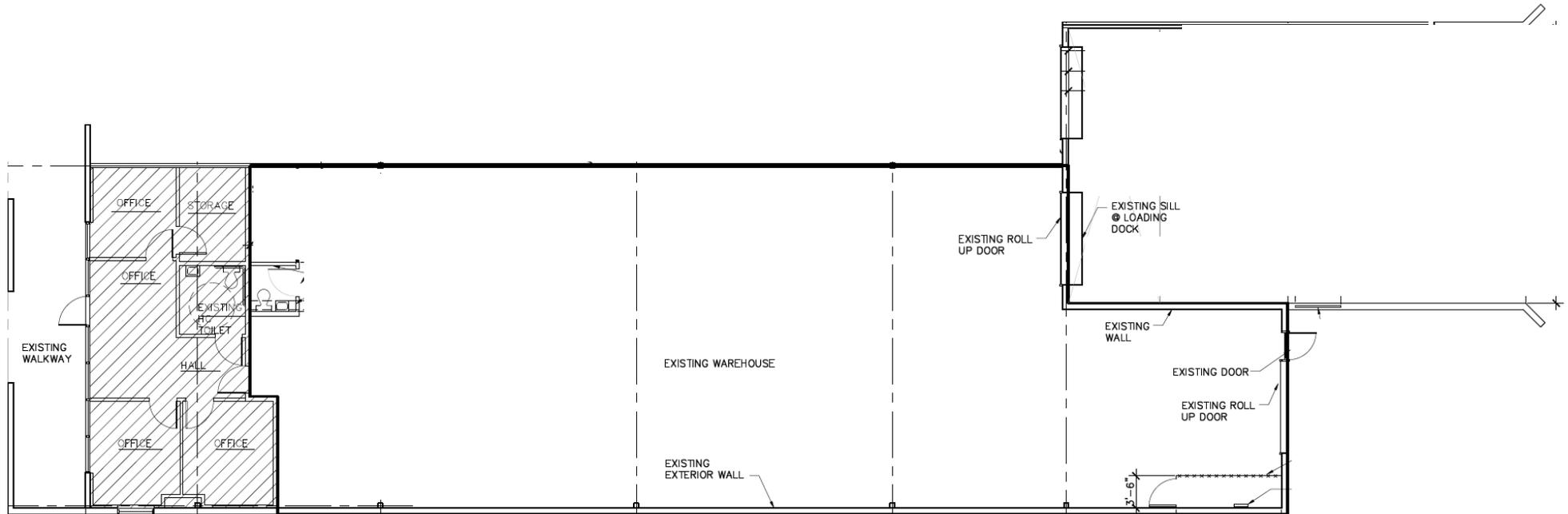
## Power

208V 3-Phase

# site plan



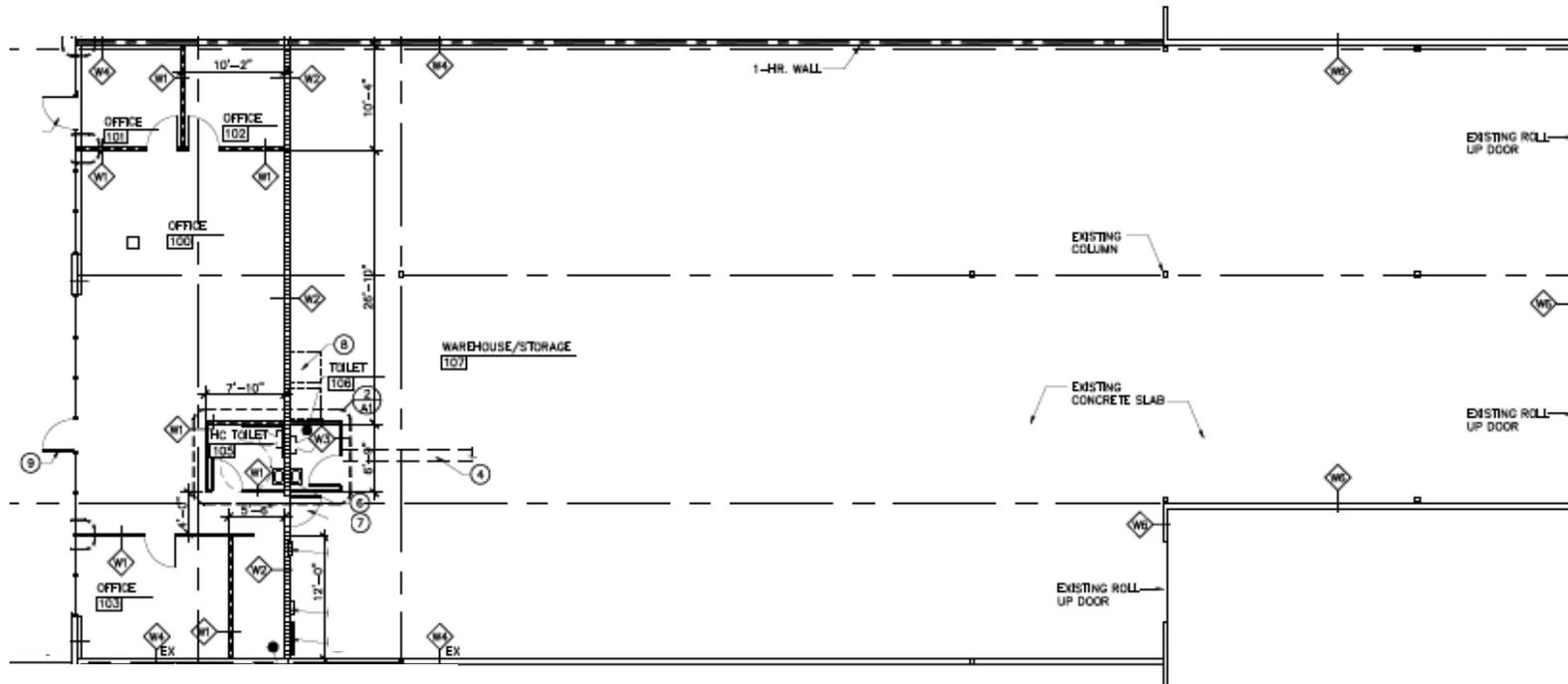
# floor plan – suite 178



Not to scale



# floor plan – suite 168



Not to scale





CATERPILLAR



Star Pass

Park Ave

Kino Gateway

Aviation Pkwy

22nd St

Alvernon Way

Swan Rd

Graycroft Rd

Wilmot Rd

Walmart Supercentre Planet Fitness

FOOD CITY

CINEMARK COSTCO WHOLESALE

DAVE & BUSTARD

THE UNIVERSITY OF ARIZONA TECH PARKS ARIZONA

GEICO geico.com



Golf Links Rd

fry's WELLS FARGO Davita Burlington CH2Z FITNESS BOOT BARN CHASE

So AZ Veteran Affairs

Kia Sports

Gray Line

MERLE'S

Re

Ajo Way

Benson Hwy

Ajo Way



CITY OF TUCSON

fry's ACE Hardware DOLLAR TREE QT

Banner University Medical Center

HOWMET AEROSPACE

3951 E Michigan St



CHIPOTE MOD RED ROBIN The Habit BURGER GRILL ROSS DRESS FOR LESS Oldemark's HOBBY LOBBY ULTA Planet fitness Chick-fil-A

RANCH MARKET

Tucson Rodeo Grounds

Irvington Rd

FOOD CITY

intuit

CHAMBERLAIN GROUP

Tucson Expo Center



6th Ave

Park Ave

Tucson Blvd

Palo Verde Rd

Alvernon Way

Valencia Rd

TUCSON INTERNATIONAL AIRPORT

SUPPLY ONE

FedEx

HomeGoods



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