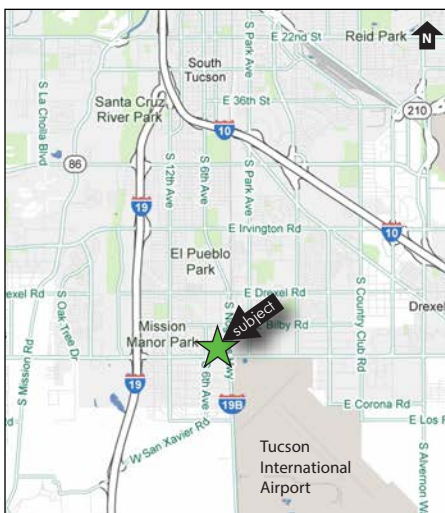


# INDUSTRIAL SPACE FOR LEASE VALENCIA COMMERCE CENTER

227 EAST VALENCIA ROAD :: TUCSON, ARIZONA



## LOCATION MAP



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

## NOW AVAILABLE

| Suite  | SF (±) | Office % | Rent/Month* | Notes                 |
|--|--------|----------|-------------|-----------------------|
| 255/260  | 1,440  | 30%      | \$930 MG    | 2 grade loading doors |
| * Tenant pays rental tax and own utilities on top of rent. |        |          |             |                       |

## FEATURES

- Available space ±1,440 SF
- Shared dock & grade level loading
- High-quality A/C office
- ±14' – ±16' clear height
- Attractive concrete-tilt building
- Excellent I-19/I-10 access
- ±10' x ±12' grade doors
- Zoning C-2, City of Tucson

**David Blanchette, CCIM**  
Senior Associate  
+1 520 323 5138  
[dave.blanchette@cbre.com](mailto:dave.blanchette@cbre.com)

**CBRE**

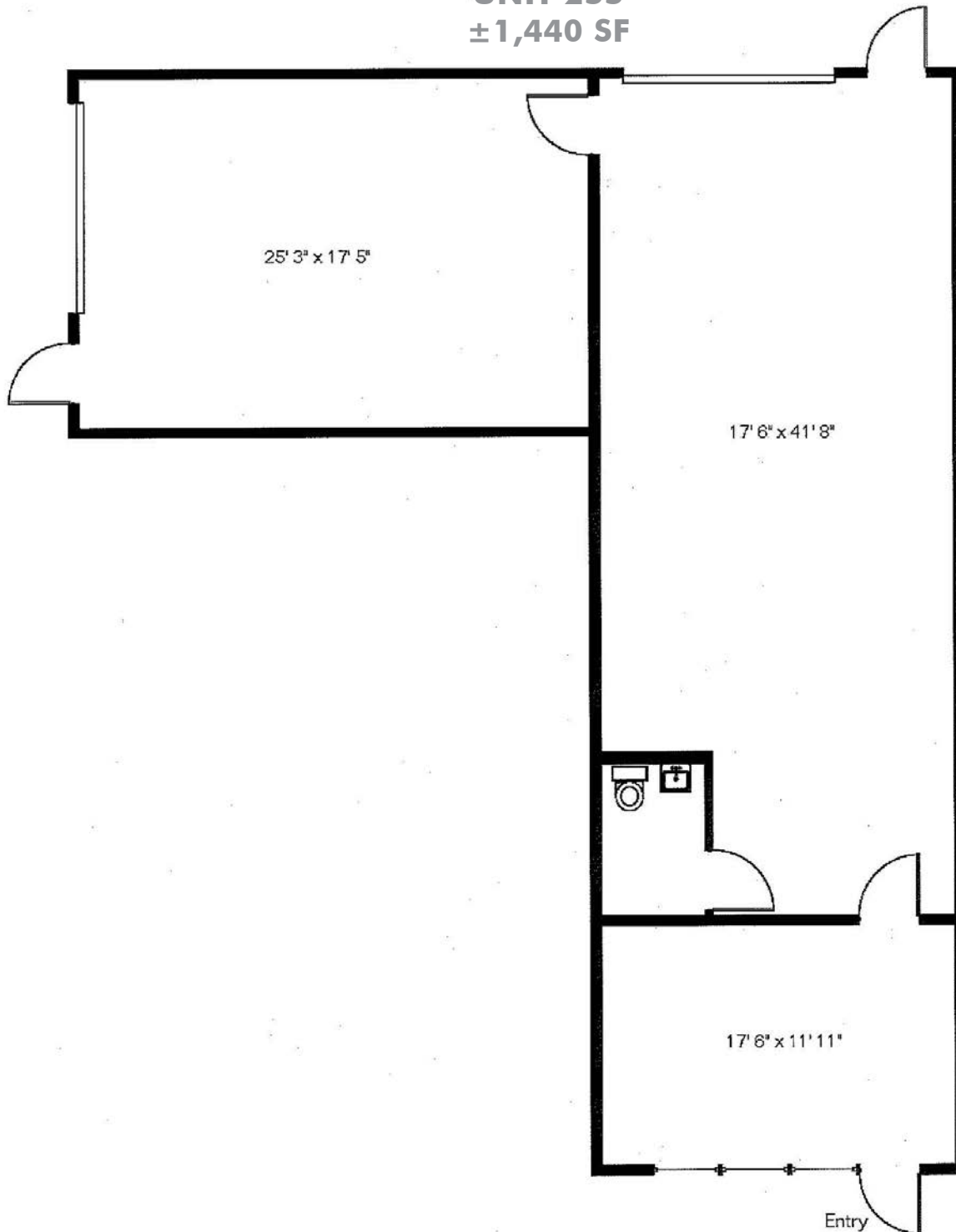


# INDUSTRIAL SPACE FOR LEASE

## VALENCIA COMMERCE CENTER

227 EAST VALENCIA ROAD :: TUCSON, ARIZONA

**UNIT 255**  
**±1,440 SF**



Floor plan not to scale.  
All measurements are approximate.

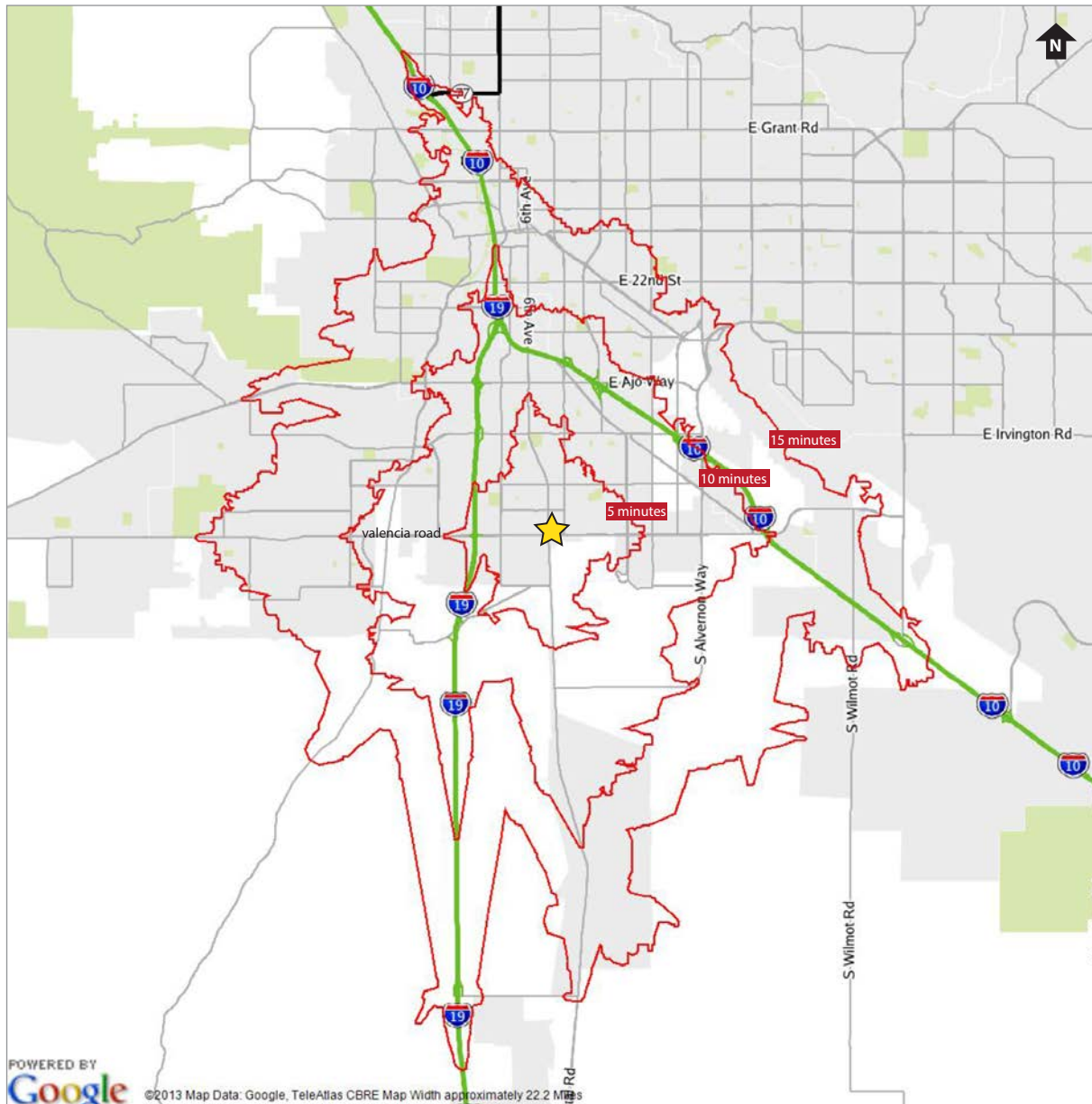




# INDUSTRIAL SPACE FOR LEASE

## VALENCIA COMMERCE CENTER

227 EAST VALENCIA ROAD :: TUCSON, ARIZONA

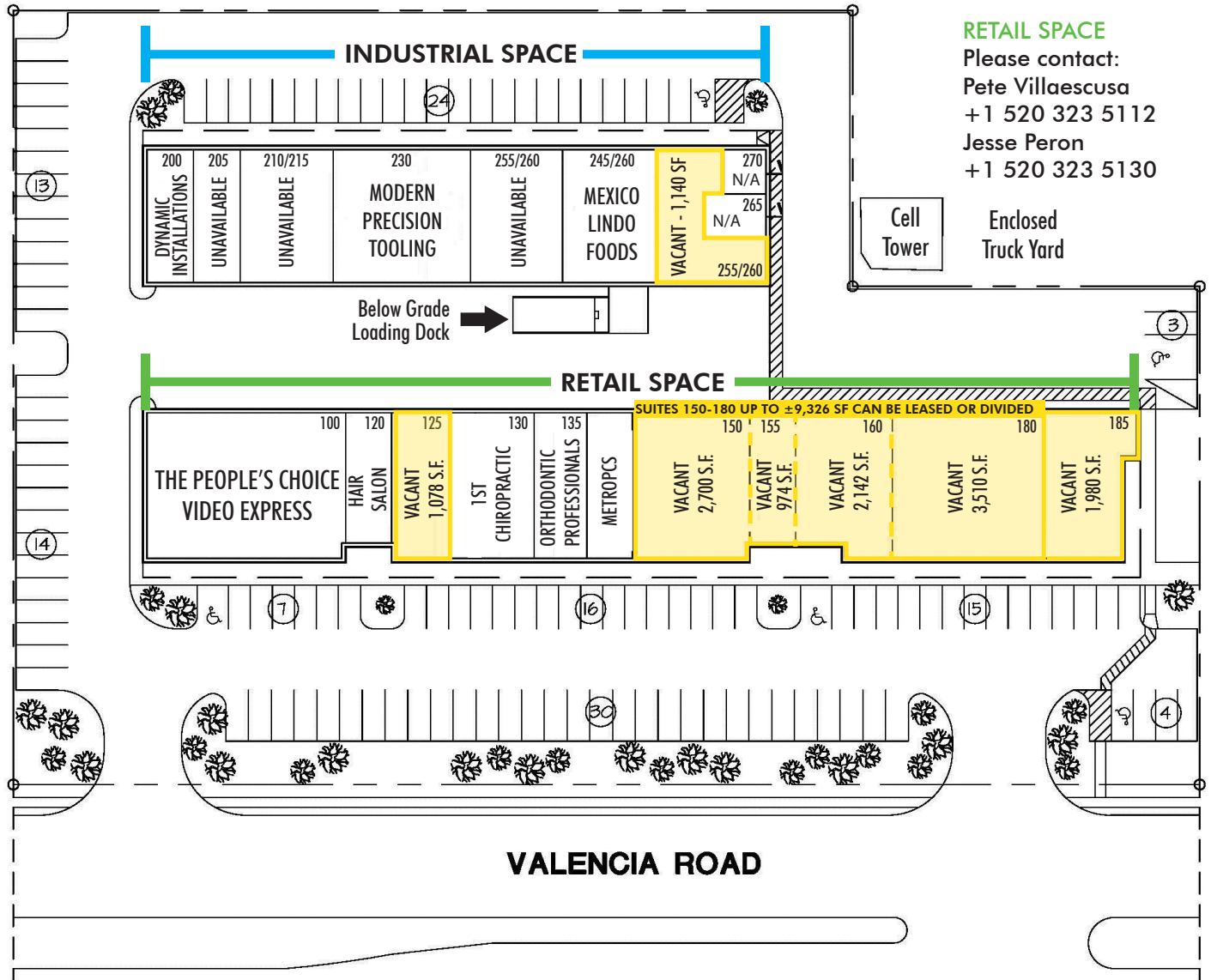




# INDUSTRIAL SPACE FOR LEASE

## VALENCIA COMMERCE CENTER

227 EAST VALENCIA ROAD :: TUCSON, ARIZONA



### RETAIL SPACE

Please contact:  
Pete Villaescusa  
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Jesse Peron  
+1 520 323 5130

Cell  
Tower

Enclosed  
Truck Yard

VALENCIA ROAD

±22,434 SF RETAIL SHOP SPACE  
±13,310 SF OFFICE/WAREHOUSE  
128 PARKING SPACES



Site plan not to scale.  
All measurements are approximate.

### FOR MORE INFORMATION PLEASE CONTACT:

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