



INDUSTRIAL / FLEX SPACE

**Property Highlights**

- High image industrial flex opportunity within Foothills business park.
- Rare Oro Valley industrial offering
- Located adjacent to amenity dense high population area
- Under market rents
- Rapidly developing industrial park including the development of UArizona's Veterinary science school
- Well-built block and tilt construction
- Fully HVAC'd options available

**Property Details**

Availability	Space 1: ±7,582 SF Space 2: ±5,732 SF Space 3: ±6,264 SF
Lease Rate	\$8-\$10/SF/year, NNN (NNN's for 2021 are \$3.84/SF)
Construction	Concrete tilt
Power	3 phase power
Clear Height	25' clear / grade level loading

**Jesse Blum**  
Industrial Properties  
+1 520 546 2772  
[jblum@picor.com](mailto:jblum@picor.com)

**Alex Demeroutis**  
Industrial Properties  
+1 520 546 2773  
[ademmeroutis@picor.com](mailto:ademmeroutis@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)



FOR LEASE

Oro Valley Commerce Center | 10861 N Mavinee Drive  
Oro Valley, Arizona 85737



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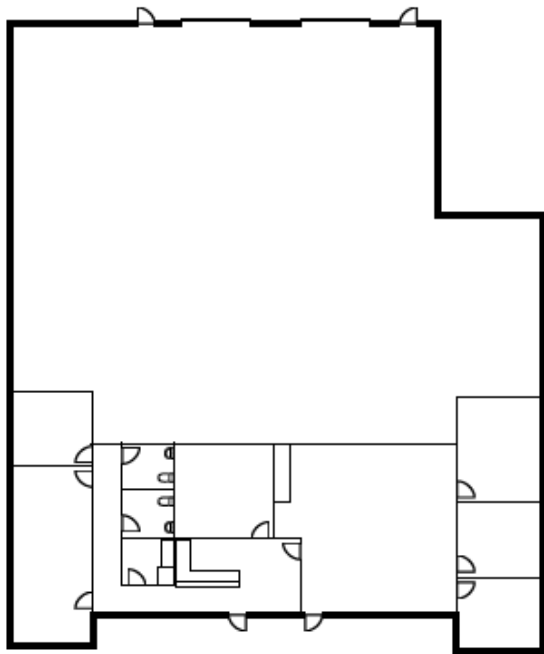
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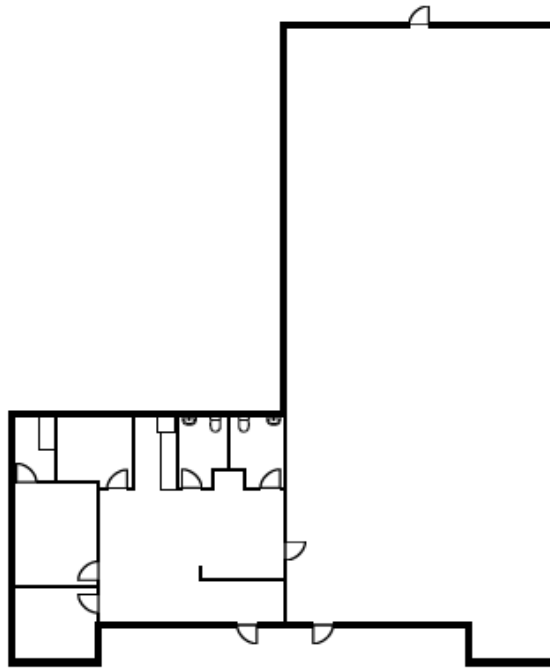
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Floor plan

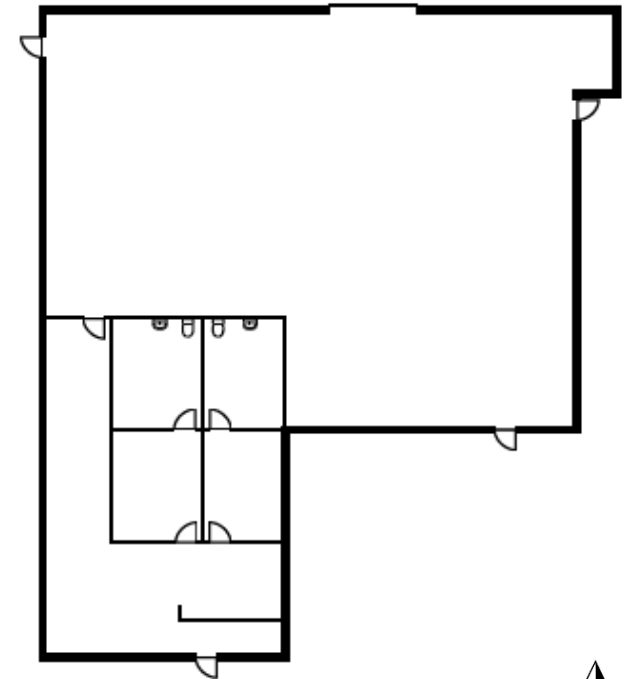
**Space 1 - ± 7,852 SF**



**Space 2 - ± 5,732 SF**



**Space 3 - ± 6,264 SF**



Not to Scale

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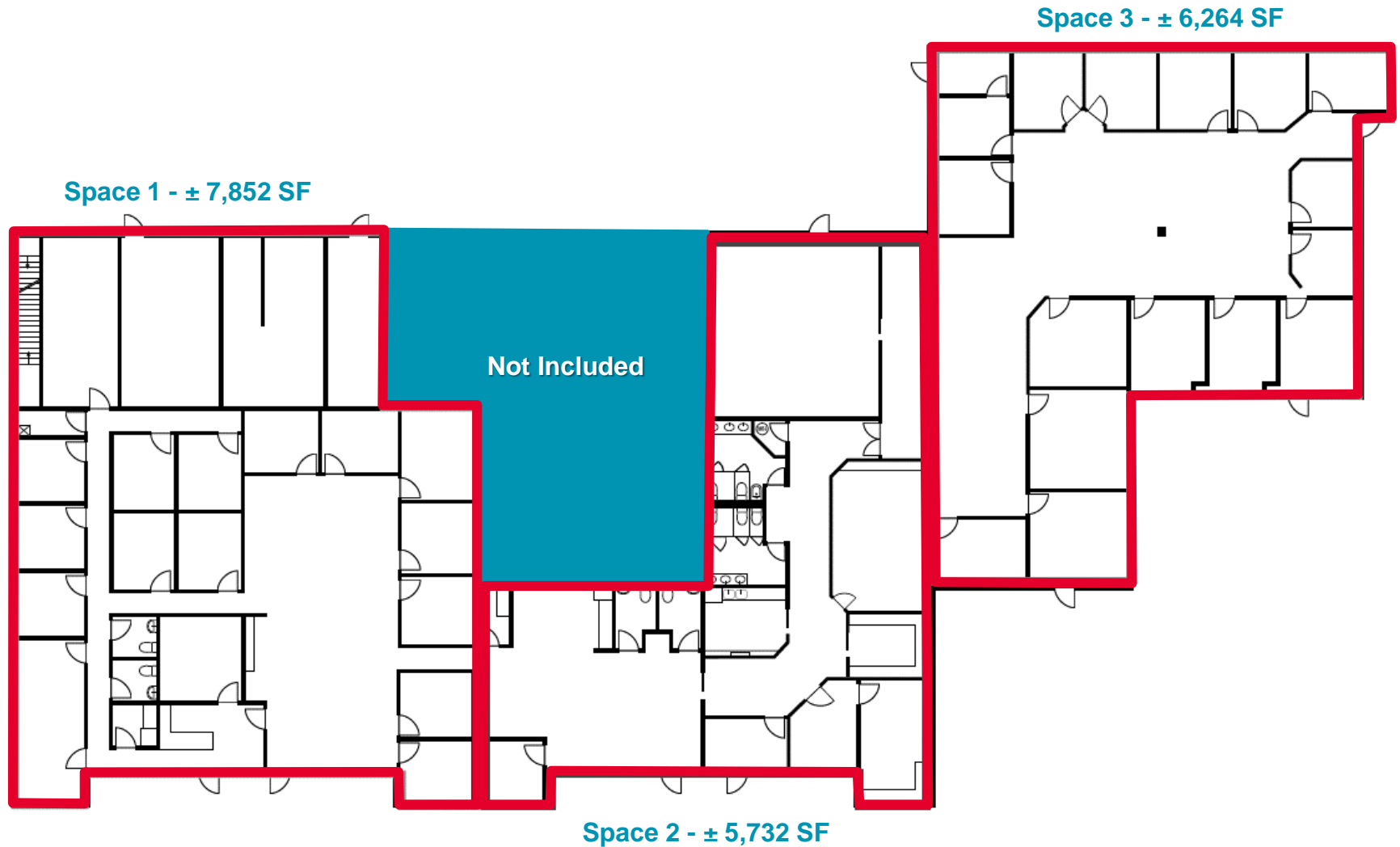
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Floor plan



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Aerial



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