

**WAREHOUSE / DISTRIBUTION CENTER**



**FOR LEASE**

**200,483 SF (DIVISIBLE) DISTRIBUTION CENTER – CROSS DOCK  
15+ ACRE SITE AT INTERCHANGE LOCATION  
LEASE RATE: CONTACT LISTING AGENT**

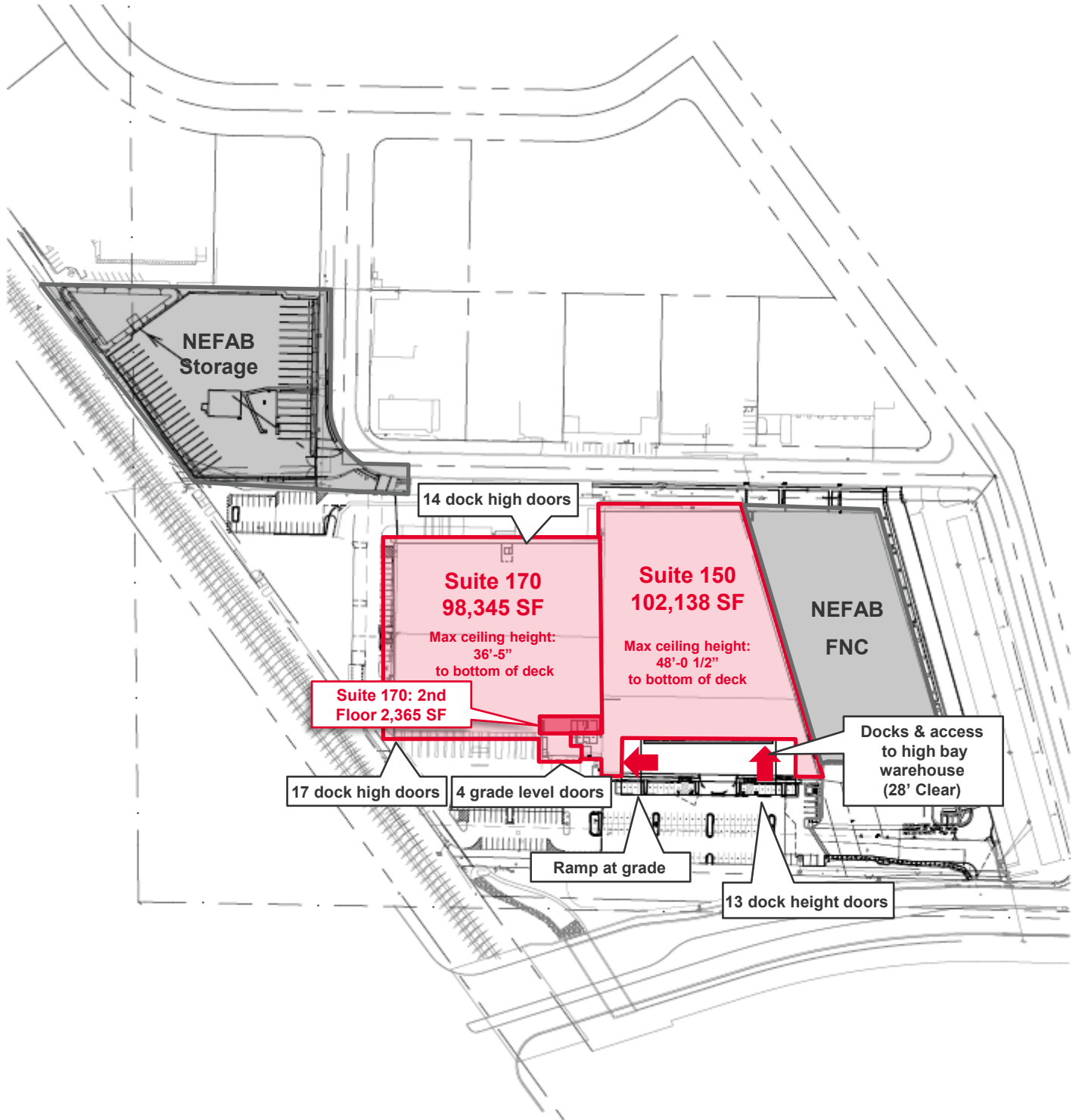
**Key Features**

- Tilt/steel construction
- Directly adjacent to the Interstate 10/Prince Road interchange
- Built in 1993 / 1996 / 2023
- Multiple in and out-bound docks

**Property Details**

Available	<u>Suite 150</u> : 102,138 SF (Divisible)   36'5" Clear Height <u>Suite 170</u> : 98,345 SF (Divisible)   48' Clear Height
Loading	<u>Suite 150</u> : 13 dock doors at dock height, 1 ramp at grade <u>Suite 170</u> : 31 dock doors at dock height, 4 grade level doors
Lease Type	Triple Net
Zoning	I-1, Light Industrial, City of Tucson
Power	600A 480V - 1200A 480V

## Site Plan

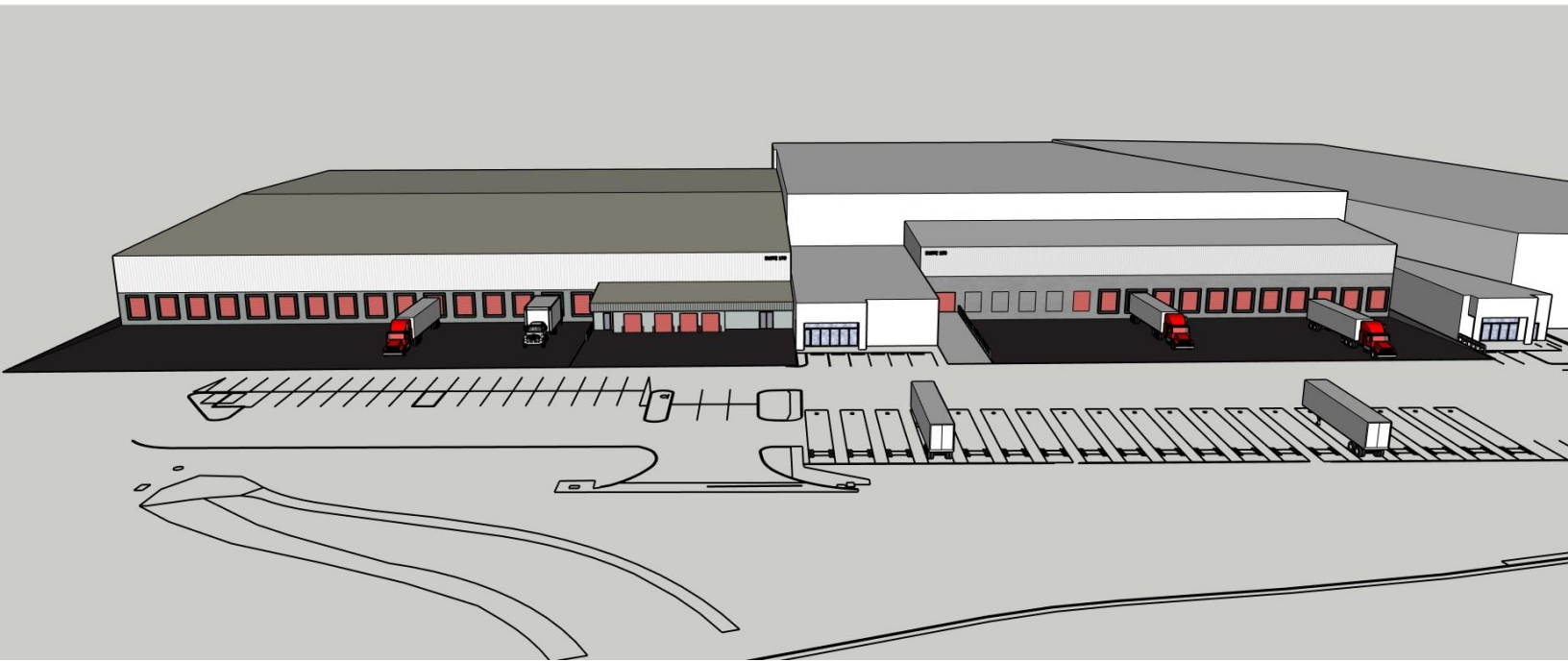


**Greg Furrier**  
Principal, Commercial Properties  
+1 520 909 6111  
[gfurrier@picor.com](mailto:gfurrier@picor.com)

[picor.com](http://picor.com)



## Renderings of Recently Completed New Docks

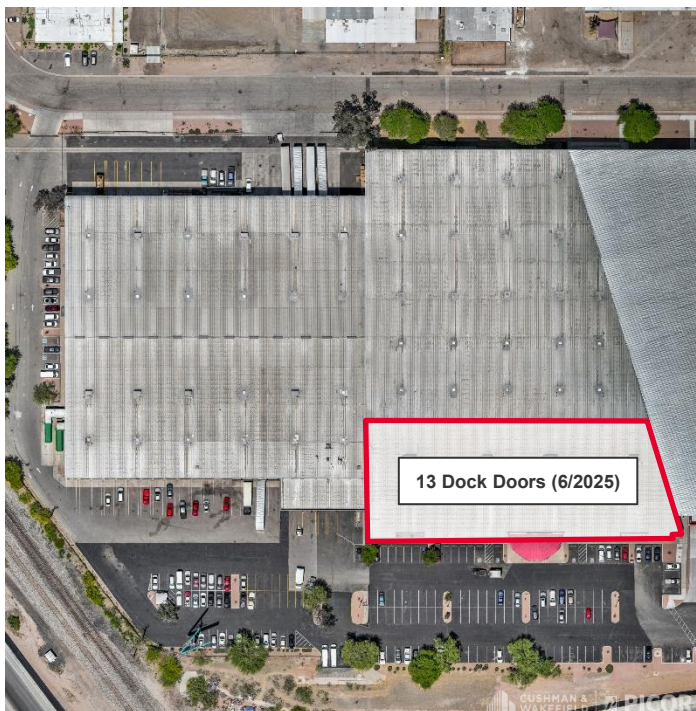


**Greg Furrier**  
**Principal, Commercial Properties**  
+1 520 909 6111  
[gfurrier@picor.com](mailto:gfurrier@picor.com)

[picor.com](http://picor.com)

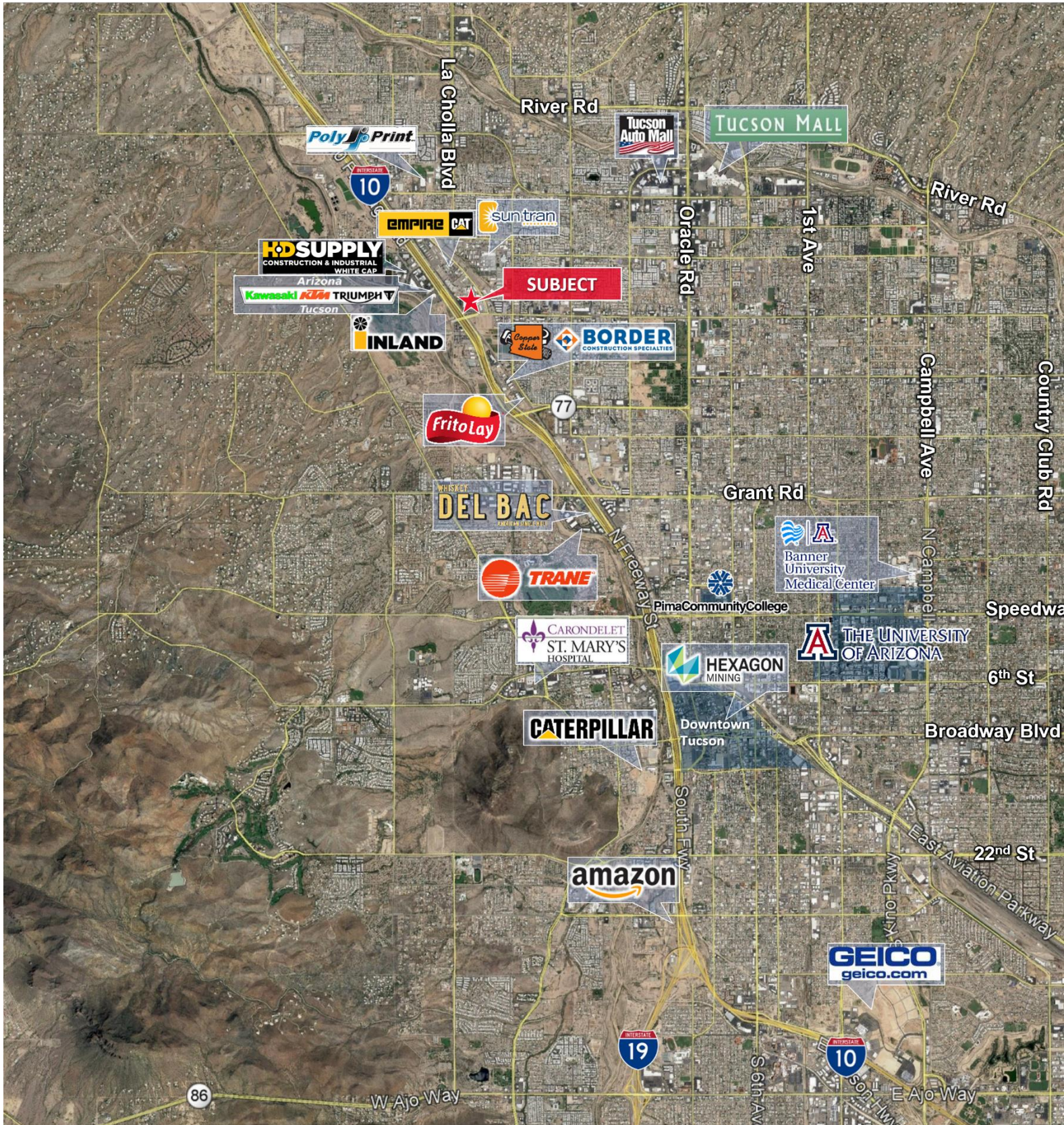


## Property Photos





## Trade Map





## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**1.1%**  
POPULATION  
GROWTH RATE



**\$74,400**  
MEDIAN HOUSEHOLD  
INCOME



**3.9%**  
UNEMPLOYMENT  
RATE



THE UNIVERSITY  
OF ARIZONA

**56,544**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 06/18/2025

**Greg Furrier**  
Principal, Commercial Properties  
+1 520 909 6111  
[gfurrier@picor.com](mailto:gfurrier@picor.com)

[picor.com](https://picor.com)