

INDUSTRIAL



FOR LEASE

**±6,525 SF BUILDING IN INDUSTRIAL PARK
LEASE RATE: \$1.40 / SF / MO NNN**

Key Features

- Newly built single tenant building
- Located in well-maintained Industrial Park
- Quality interior finishes
- Central Location

Property Details

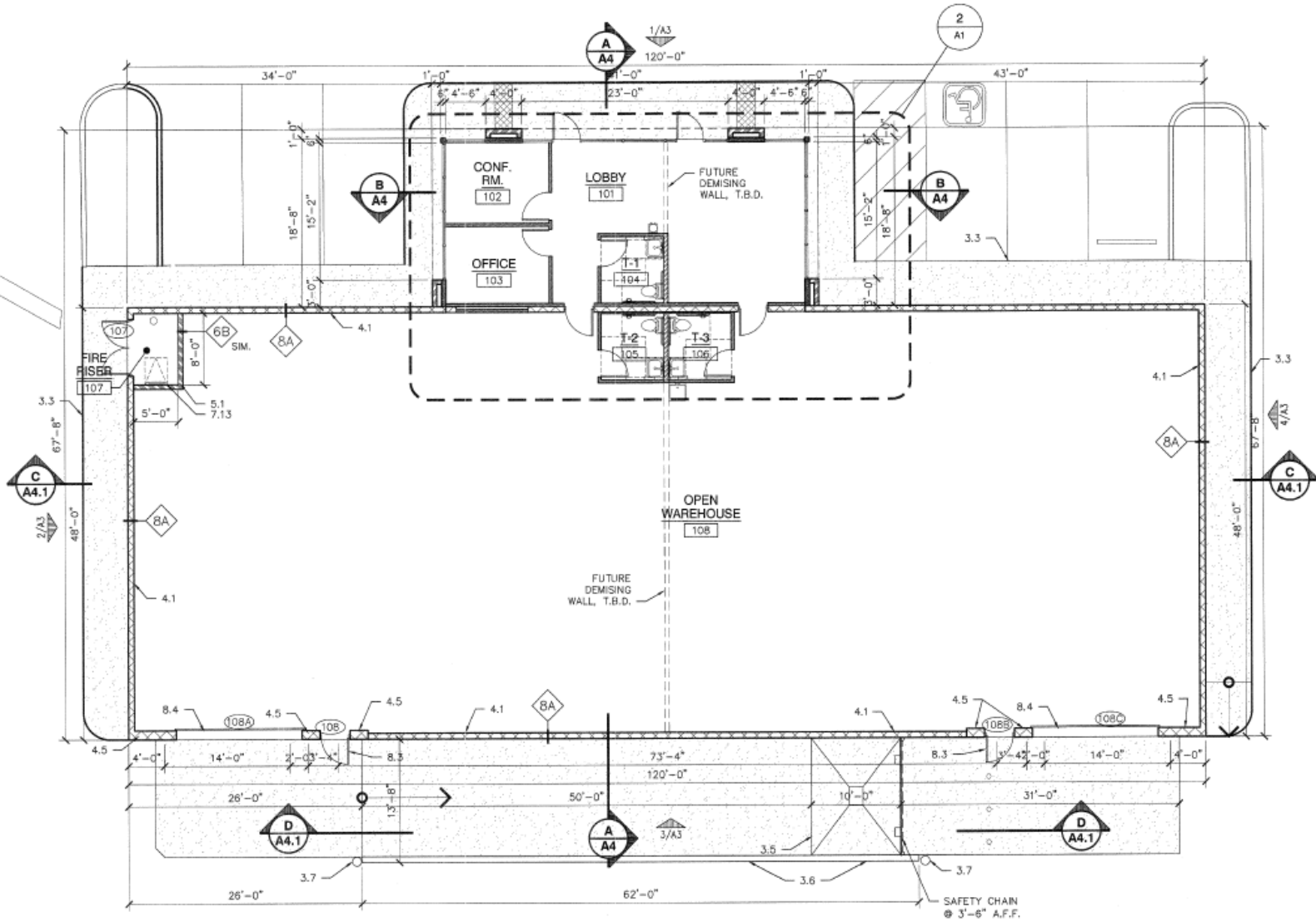
Warehouse SF	±5,745 SF
Office SF	±780 SF
Loading	2 grade level doors and 1 truck well
Clear Height	21'
Power	Two 400 amp panels at 277/480 volt, 3 phase
HVAC	AC (Office), Evap (Warehouse)
Construction	Masonry
Zoning	CI-2 (Heavy Industrial)
Disclosures	* Property is in the vicinity of DMAFB, may be subject to restrictions * FEMA Flood Zone X

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

picor.com

Floor Plan

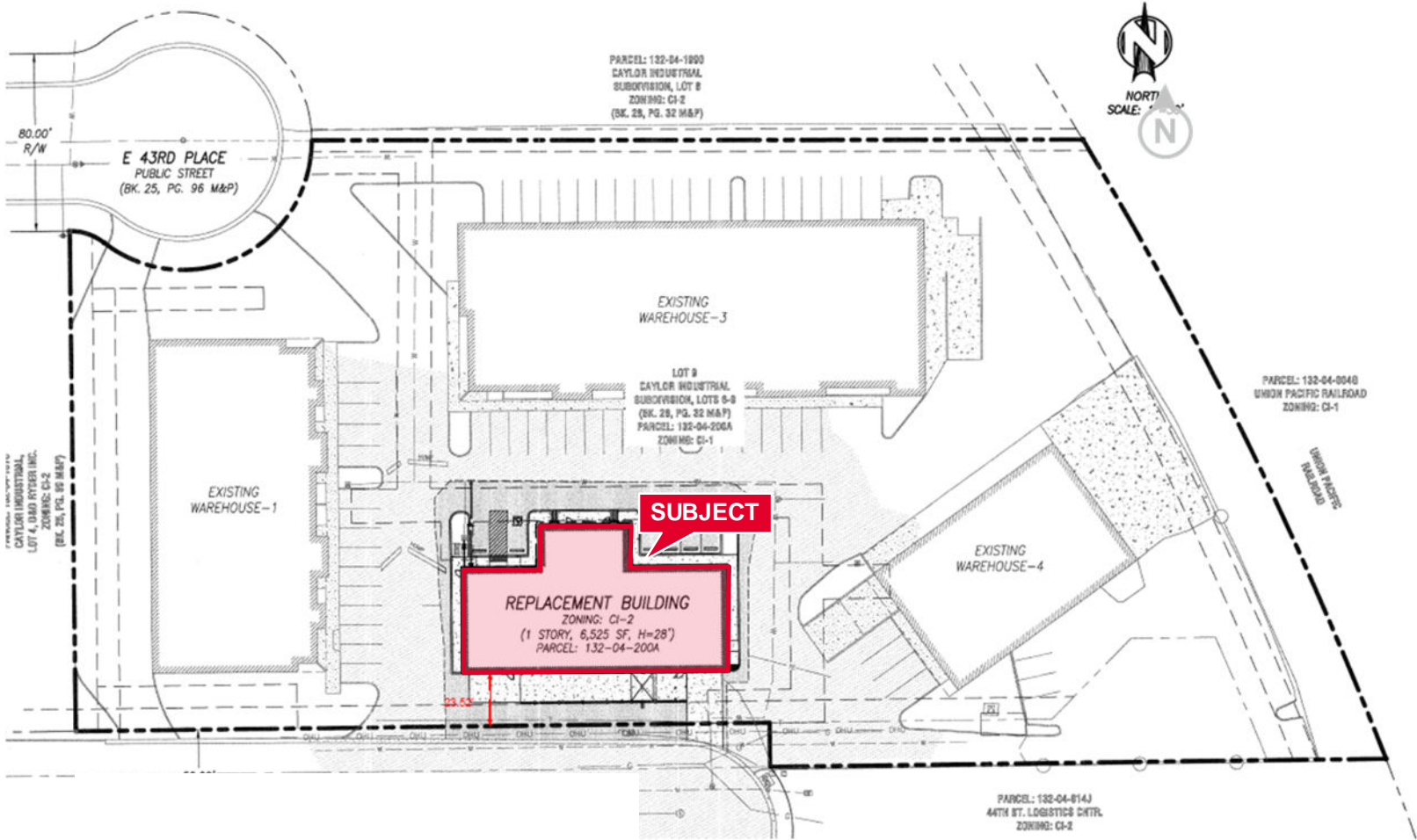


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Site Plan



Property Photo: Truck Well

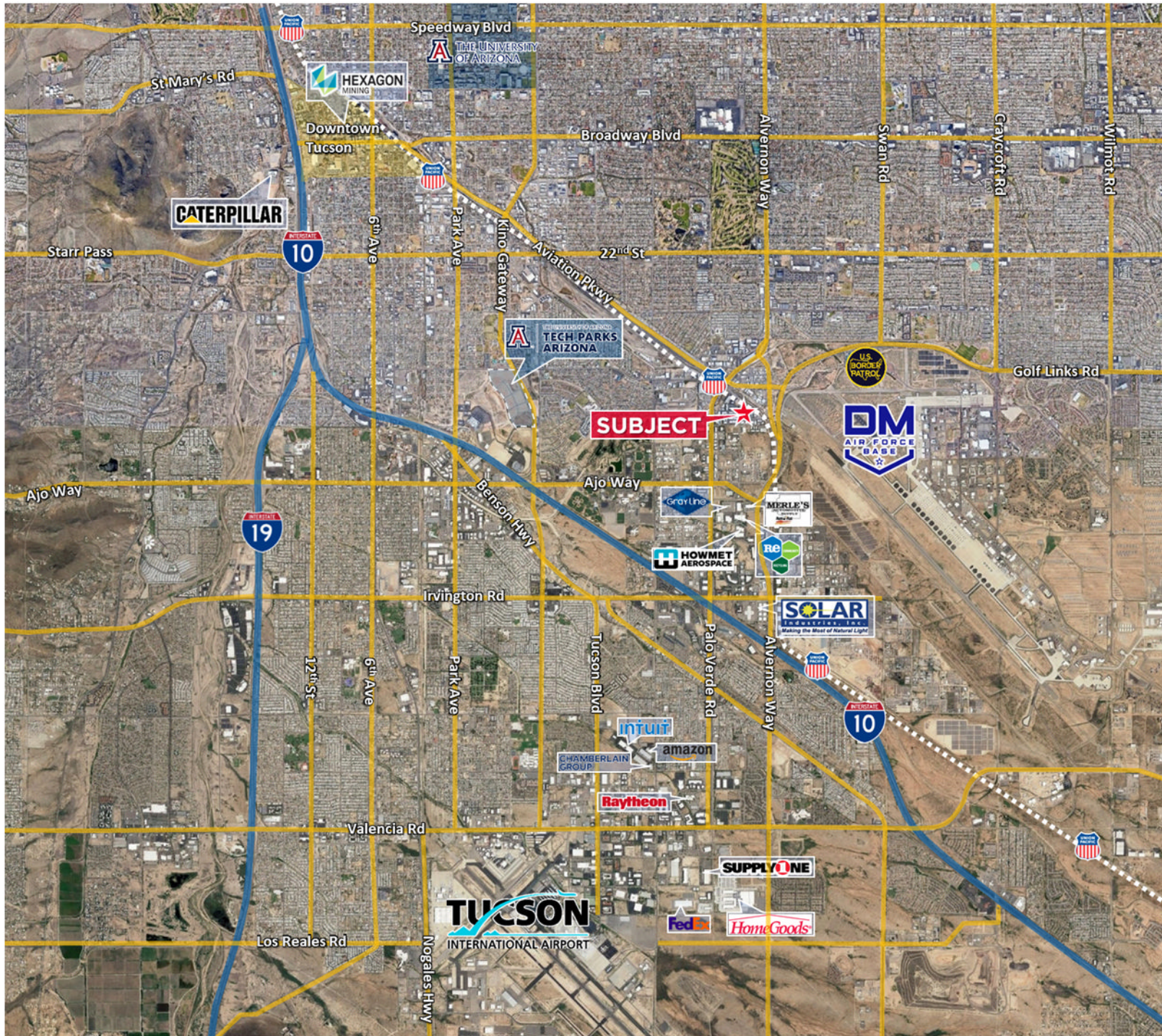


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Trade Map



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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



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

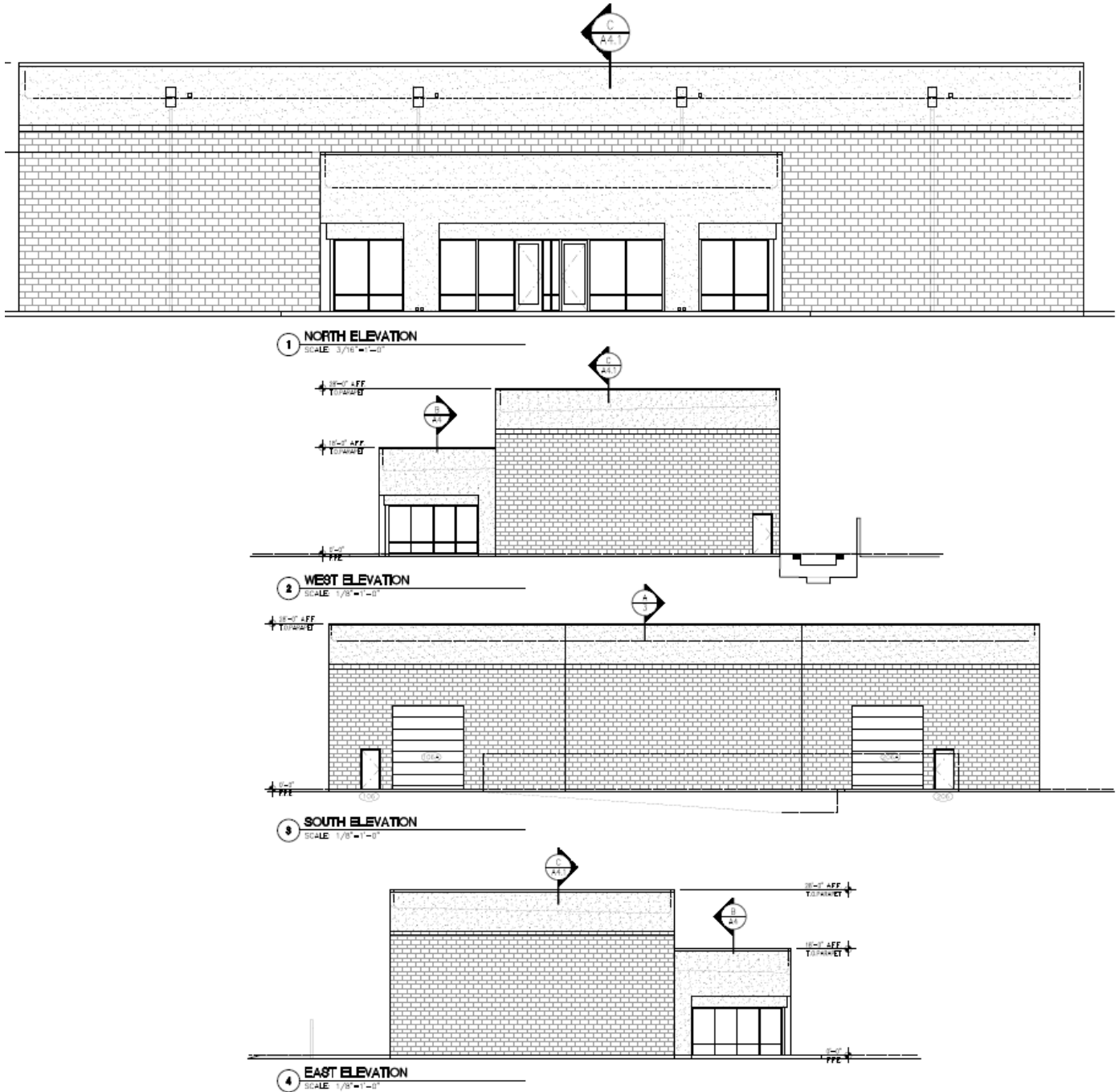
Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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Elevations – Exterior

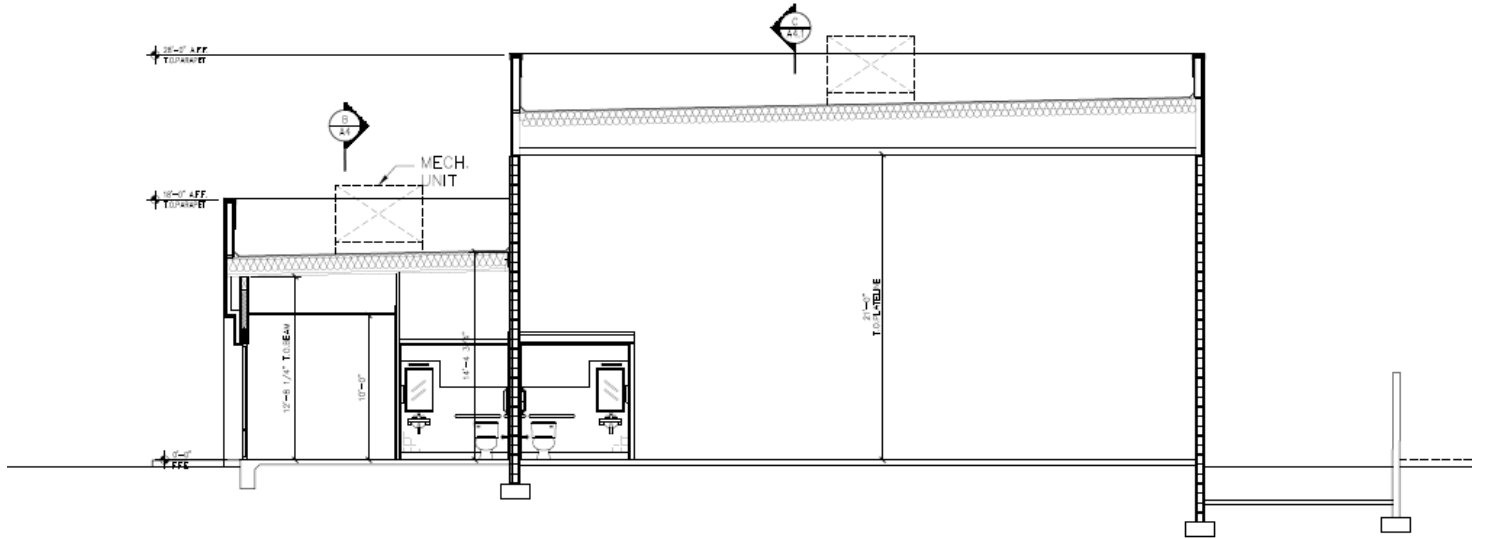


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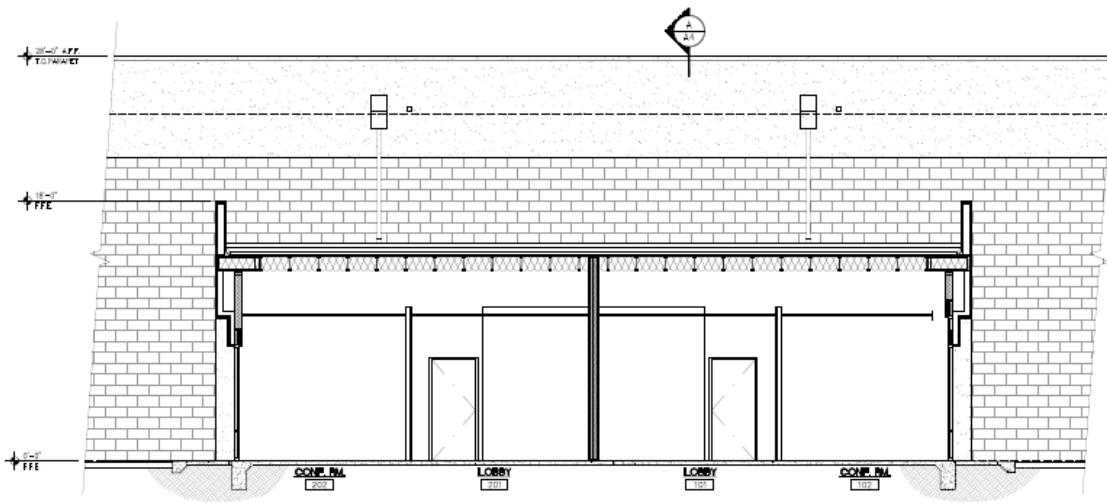
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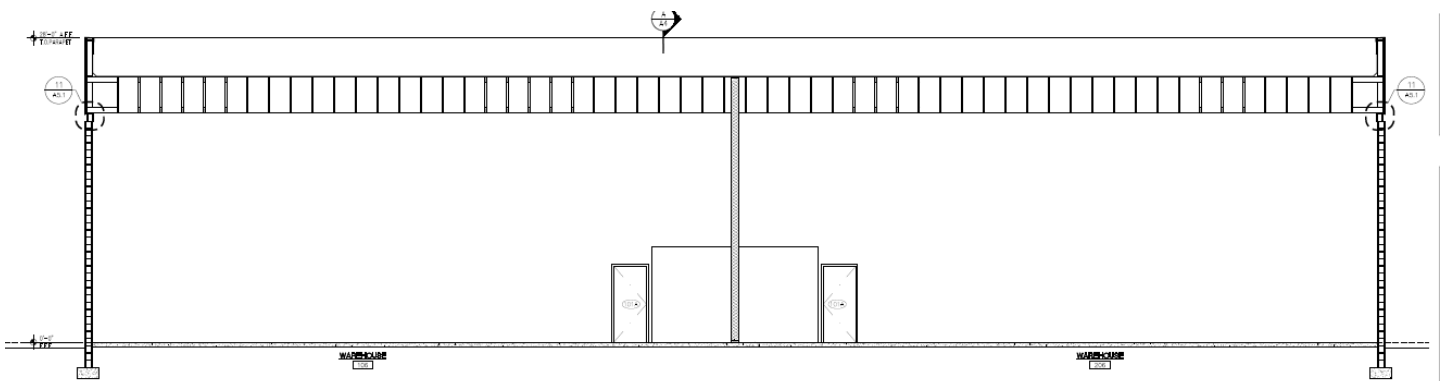
Elevations – Building Sections



A BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



C BUILDING SECTION
SCALE: 1/4" = 1'-0"