

## **//BUILDING SPECS**

### **BUILDING FEATURES**

**BUILDING SIZE** ±39,448 SF

OFFICE/ WILL CALL AREA ±4.500 SF

**PARCEL** ±3.14 ACRES

**POWER** 2,000 AMPS 277/480

**CLEAR HEIGHT** 28' - 17'6"

ZONING
I-1 LIGHT
INDUSTRIAL
(CITY OF TUCSON)

**SPRINKLERS** ESFR

WAREHOUSE COOLING EVAP

VISIBILITY 1-10 FWY FRONTAGE 184,182 VPD

PARCEL NUMBER 115-18-032S

#### Sublease Features

**AVAILABLE SUITE** ±10,000 SF

OFFICE/WILL CALL AREA ±4.500 SF

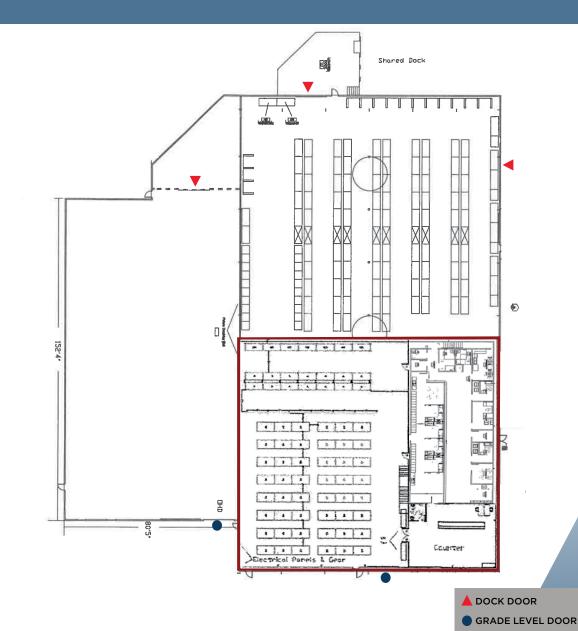
LOADING
1 Grade
(Access to Dock Door)

WAREHOUSE COOLING EVAP

**HVLS FAN** 1 BIG ASS FAN

MASTER LEASE TERM OCTOBER 25, 2025

**ASKING LEASE RATE** \$7,500 IG + CAM





O BIG ASS FANS

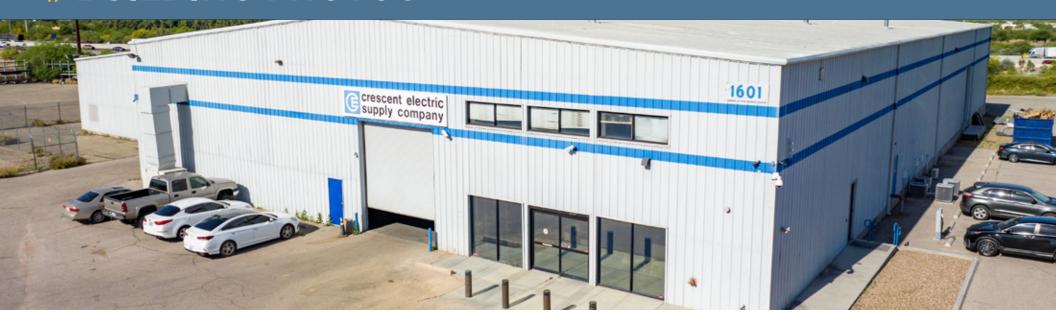
# **//PROPERTY LOCATION**



E River Rd

E Escalante Rd

## **//BUILDING PHOTOS**









#### **CONTACT INFO:**

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## **//CITY OF TUCSON**

### **TUCSON MARKET OVERVIEW**

Tucson is the second-largest city in Arizona with a population of 653,359. It is the largest city in Pima County, which totals 1.205 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 727,392 residents by 2023 (1.335 million in Pima County).



1.2M
TUCSON MSA
POPULATION



1.0%

POPULATION
GROWTH RATE



\$53,600 MEDIAN HOUSEHOLD INCOME



426,300 TOTAL HOUSEHOLDS



25%
EDUCATIONSOME COLLEGE



3.6%
UNEMPLOYMENT RATE

### **MAJOR EMPLOYERS**

- 1. RAYTHEON MISSLE SYSTEMS 12,606
- 2. UNIVERSITY OF ARIZONA 12,517
- 3. DAVIS-MONTHAN AFB 7,211
- 4. BANNER UNIVERSITY MEDICINE (UA HEALTHCARE) - 6,499
- 5. FREEPORT MCMORAN 5,530

# RECENT INDUSTRY ARRIVALS & EXPANSIONS

- 1. RAYTHEON
- 2. MICROSTAR : PGOSTOCS
- 3. BELDEN, INC.
- 4. THE ILS COMPANY
- 5. IDEAL INSTITUTE



#52 TOP PUBLIC SCHOOL

#63 MOST INNOVATIVE SCHOOL

#19 NURSING

**#62 UNDERGRAD ENGINEERING** 

#70 COLLEGES FOR VETERANS

**#50 BEST BUSINESS SCHOOLS**