

1601

NORTH 15TH AVENUE

TUCSON, AZ 85705

INTERSTATE

10



**Industrial Building
Available For Sublease
±10,000 SF**

 **CUSHMAN &
WAKEFIELD**

// 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

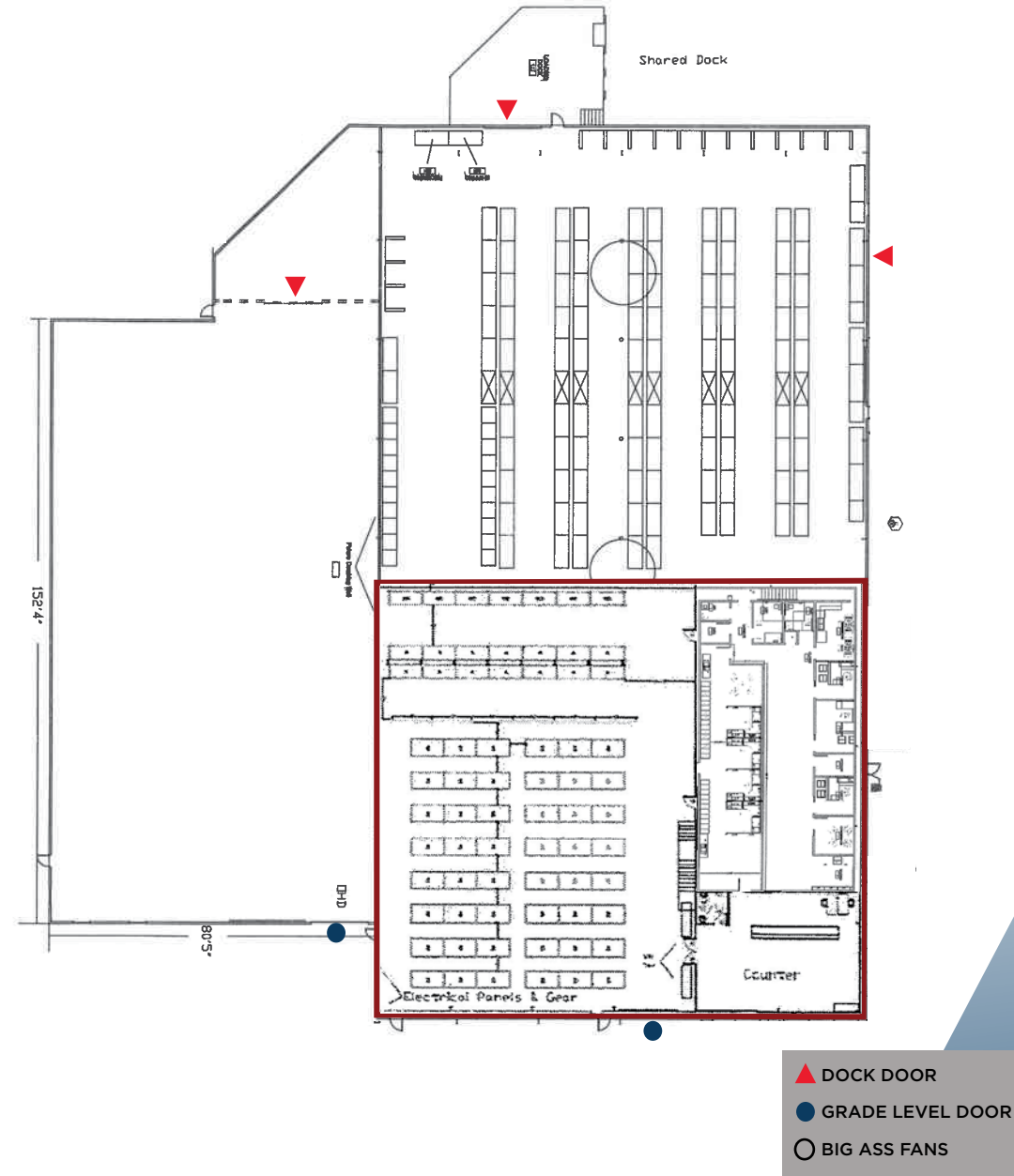
LOADING
1 Grade
(Access to Dock Door)

**WAREHOUSE
COOLING**
EVAP

HVLS FAN
1 BIG ASS FAN

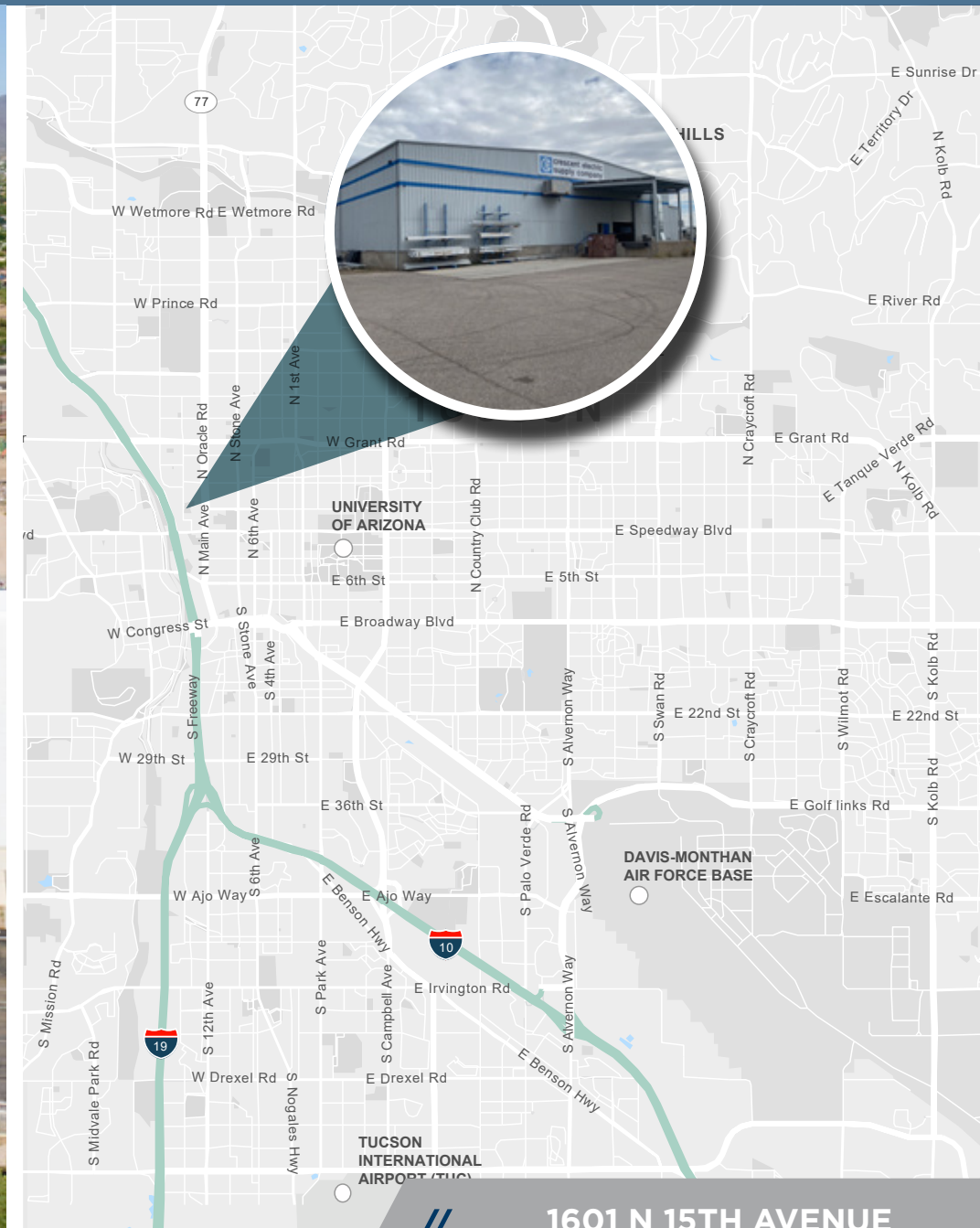
MASTER LEASE TERM
OCTOBER 25, 2025

ASKING LEASE RATE
\$7,500 IG + CAM



1601 N 15TH AVENUE
Tucson, Arizona 85705

// PROPERTY LOCATION



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Tucson, Arizona 85705

// BUILDING PHOTOS



CONTACT INFO:

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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%

EDUCATION-
SOME COLLEGE



3.6%

UNEMPLOYMENT
RATE

MAJOR EMPLOYERS

1. RAYTHEON MISSILE 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 :PGSTOCS
3. BELDEN, INC.
4. THE ILS COMPANY
5. IDEAL INSTITUTE



45,025

UNIVERSITY OF ARIZONA
(TOTAL ENROLLMENT)

- #52 TOP PUBLIC SCHOOL
- #63 MOST INNOVATIVE SCHOOL
- #19 NURSING
- #62 UNDERGRAD ENGINEERING
- #70 COLLEGES FOR VETERANS
- #50 BEST BUSINESS SCHOOLS