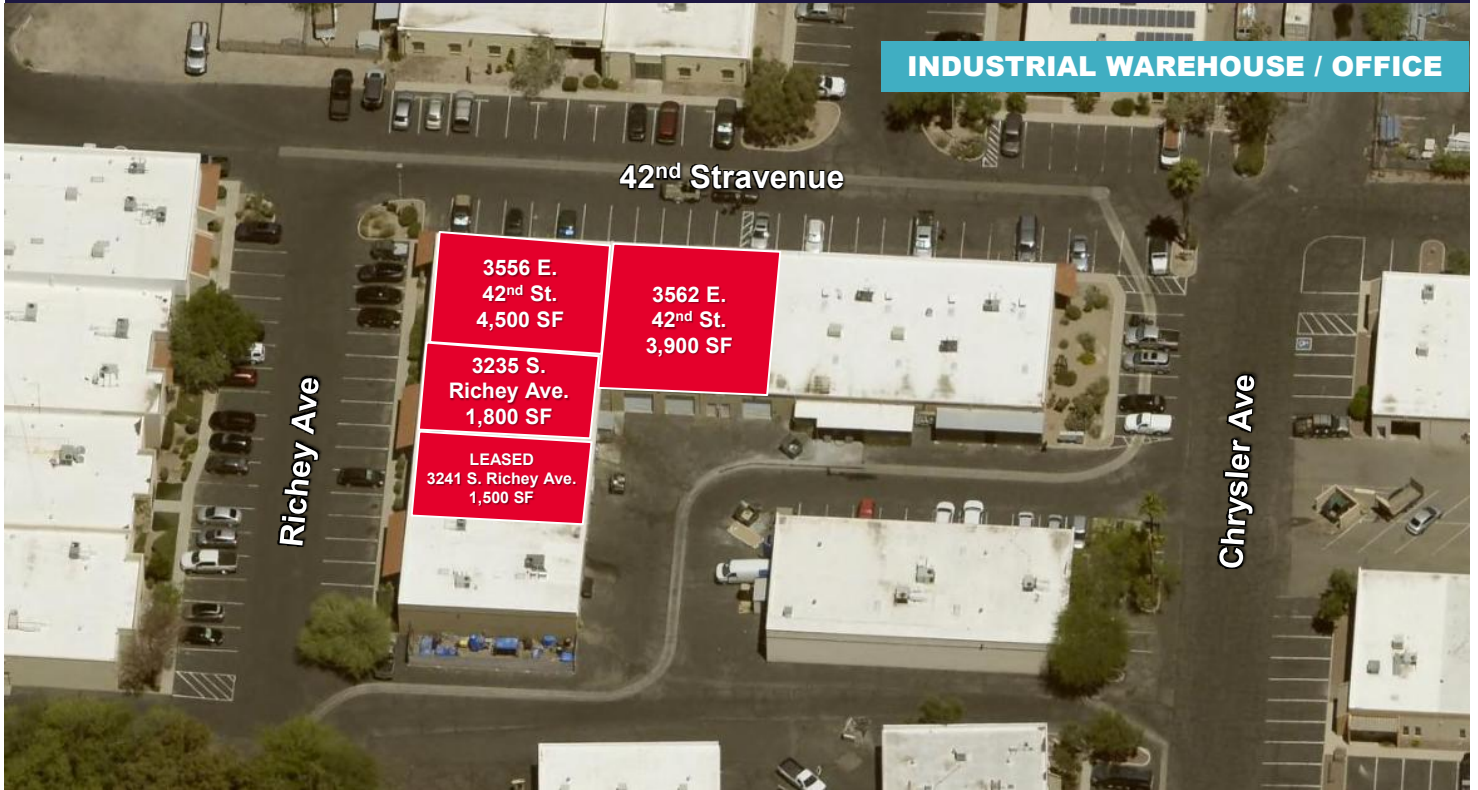



FOR SALE OR LEASE

4 CONTIGUOUS WAREHOUSE / OFFICE FLEX SUITES UNITS CAN BE PURCHASED INDIVIDUALLY 1,500 – 11,700 SF

SALE PRICING:

ADDRESS	SIZE	PRICE
3235 S. Richey Avenue	1,800 SF	\$338,000 (\$188/SF)
3241 S. Richey Avenue	Leased - 1,500 SF	\$282,000 (\$188/SF)
3556 E. 42nd Stravenue	4,500 SF	\$846,000 (\$188/SF)
3562 E. 42 nd Stravenue	3,900 SF	\$733,000 (\$188/SF)



LEASE RATE: \$1.00/SF MG

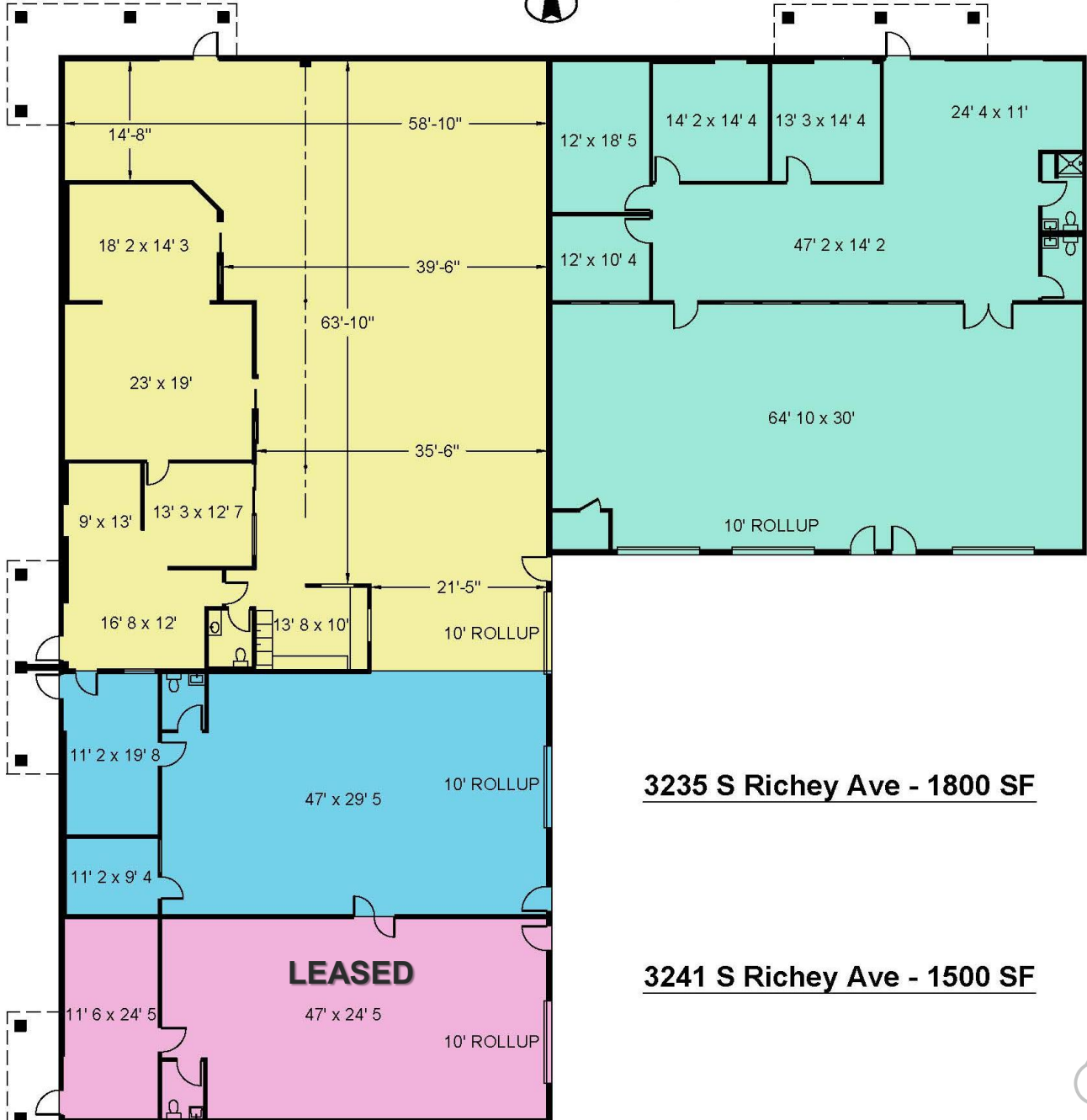
Key Features

- Excellent access to I-10 and midtown
- Functional suites for industrial, retail, office
- Grade Loading 10' x 10' roll up doors
- Heavy Power: 3-Phase 240-480v
- Zoning: CI-2 (Pima County)

Site Plan

3556 E 42nd Street - 4500 SF

3562 E 42nd Street - 3900 SF



3235 S Richey Ave - 1800 SF

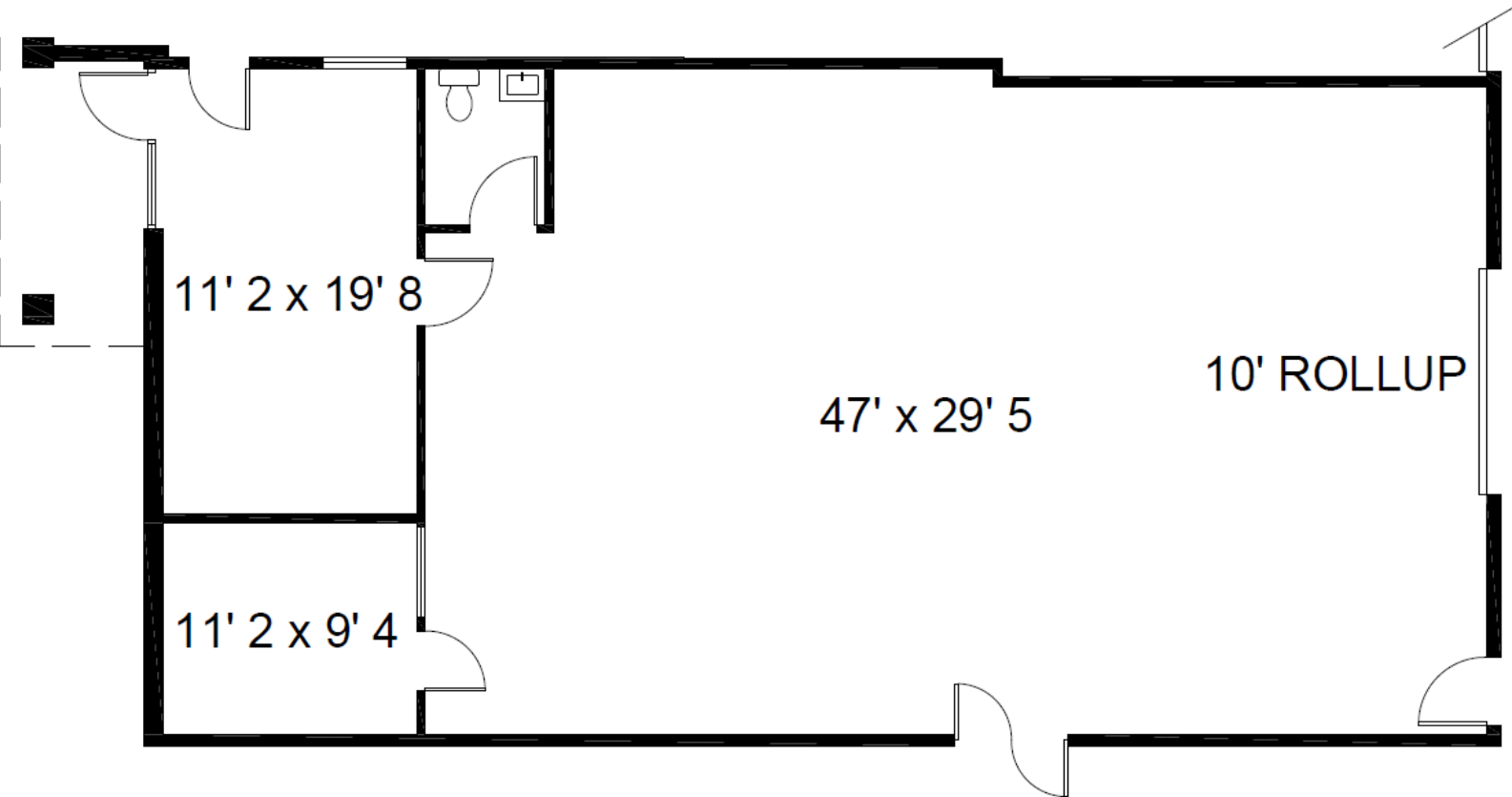
3241 S Richey Ave - 1500 SF

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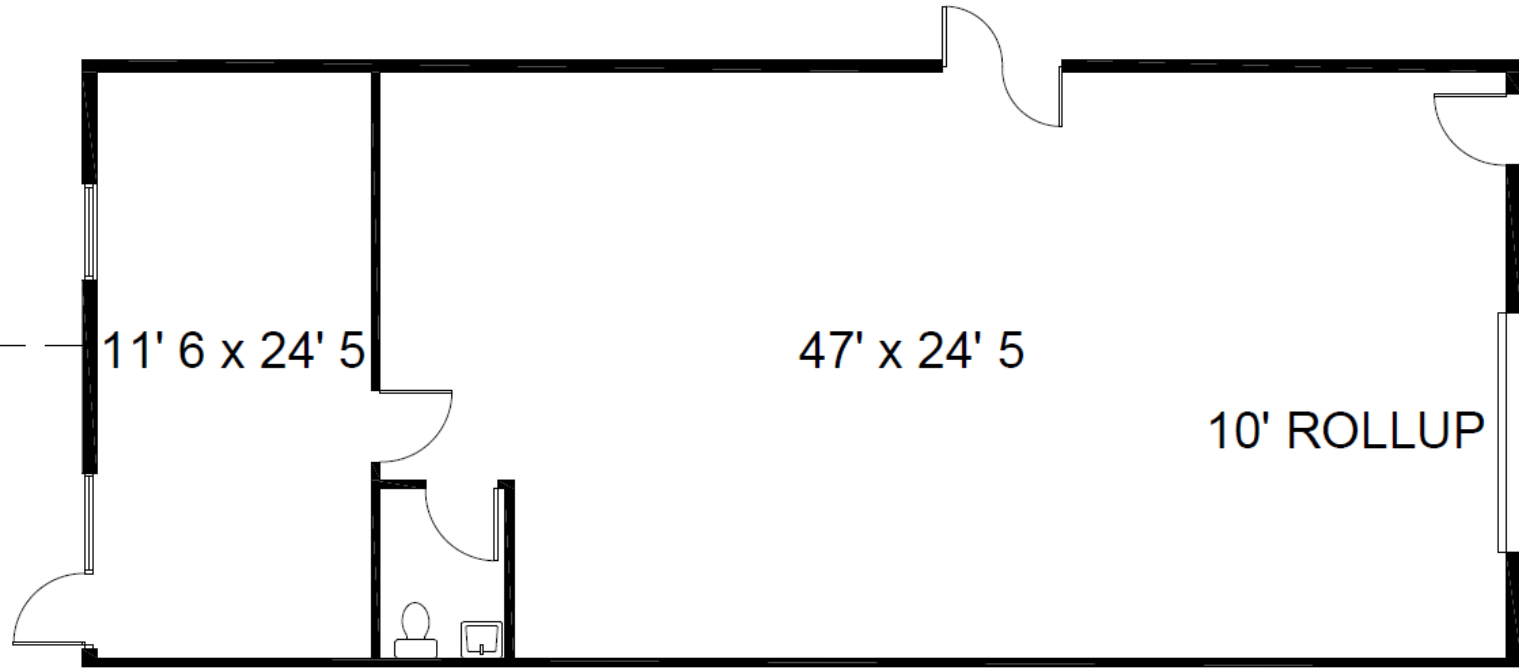
3235 S Richey Ave Floor Plan – 1,800 SF



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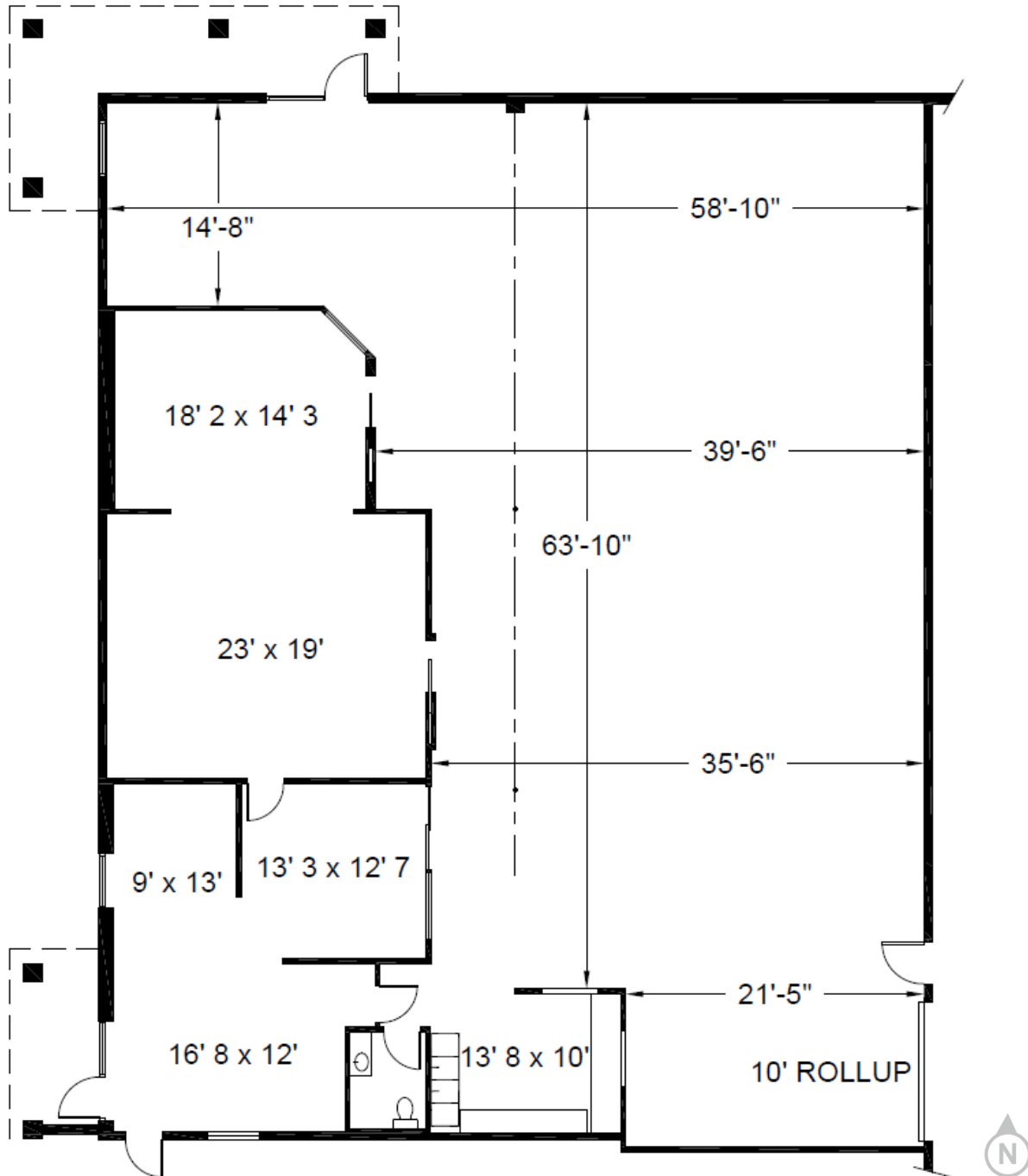
3241 S Richey Ave Floor Plan – 1,500 SF (LEASED)



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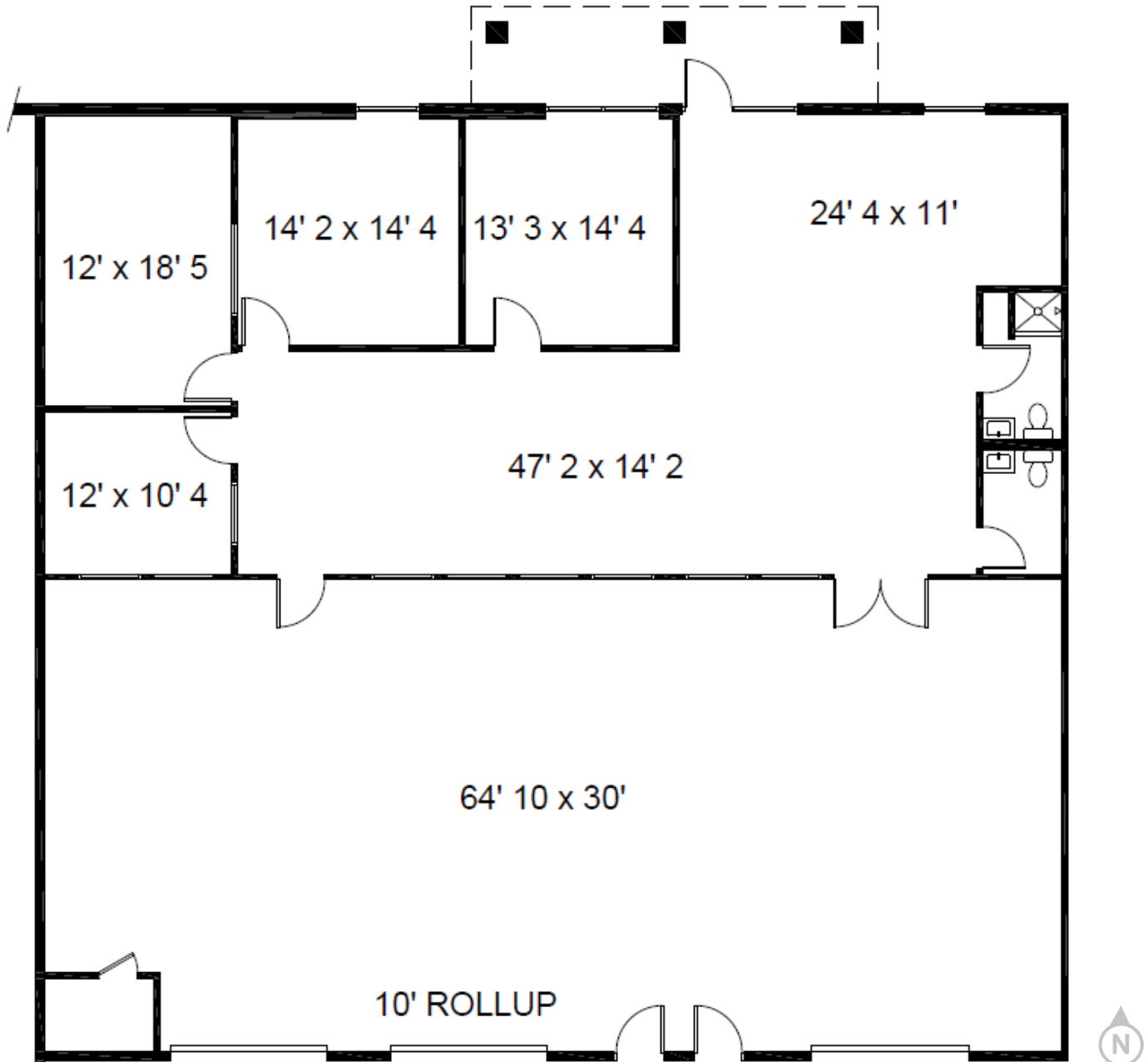
3556 E. 42nd Stravenue Floor Plan – 4,500 SF



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3562 E. 42nd Stravenue Floor Plan – 3,900 SF



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Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

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 3/30/2026

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