

For Sale

CBRE

7701 N Business Park Drive

Tucson, Arizona

Industrial Building with Office Buildout Available | Sale-Leaseback



The Offering

This sale-leaseback opportunity is a rare chance to acquire a mission-critical facility occupied by MKB Construction, Inc., a trusted name in Arizona's commercial construction industry for over 40 years. The tenant brings financial strength, operational stability, and a proven track record of delivering high-quality projects statewide.

The property at 7701 N Business Park Drive benefits from an excellent Tucson location near the I-10 corridor, providing superior regional connectivity and access to major transportation routes. The building combines industrial warehouse space with built-out office areas designed for administrative operations, creating a highly functional environment for business continuity. Contemporary finishes throughout the office space reflect a modern, professional image, while the warehouse offers efficient layout for material handling and storage.

Financial Summary



Asking Price

\$2,054,693 (\$215/SF)



In-Place NOI

\$126,364 (Negotiable)



Lease Expiration

7 years from COE (Negotiable)



Occupancy

100% occupied by MKB Construction, Inc.



Why Invest?

- + Long-term lease with a reputable, creditworthy tenant
- + Prime Tucson location with immediate access to I-10
- + Mission-critical facility supporting statewide operations
- + Combination of warehouse and office space with modern finishes
- + Strong industry presence and diversified service offerings

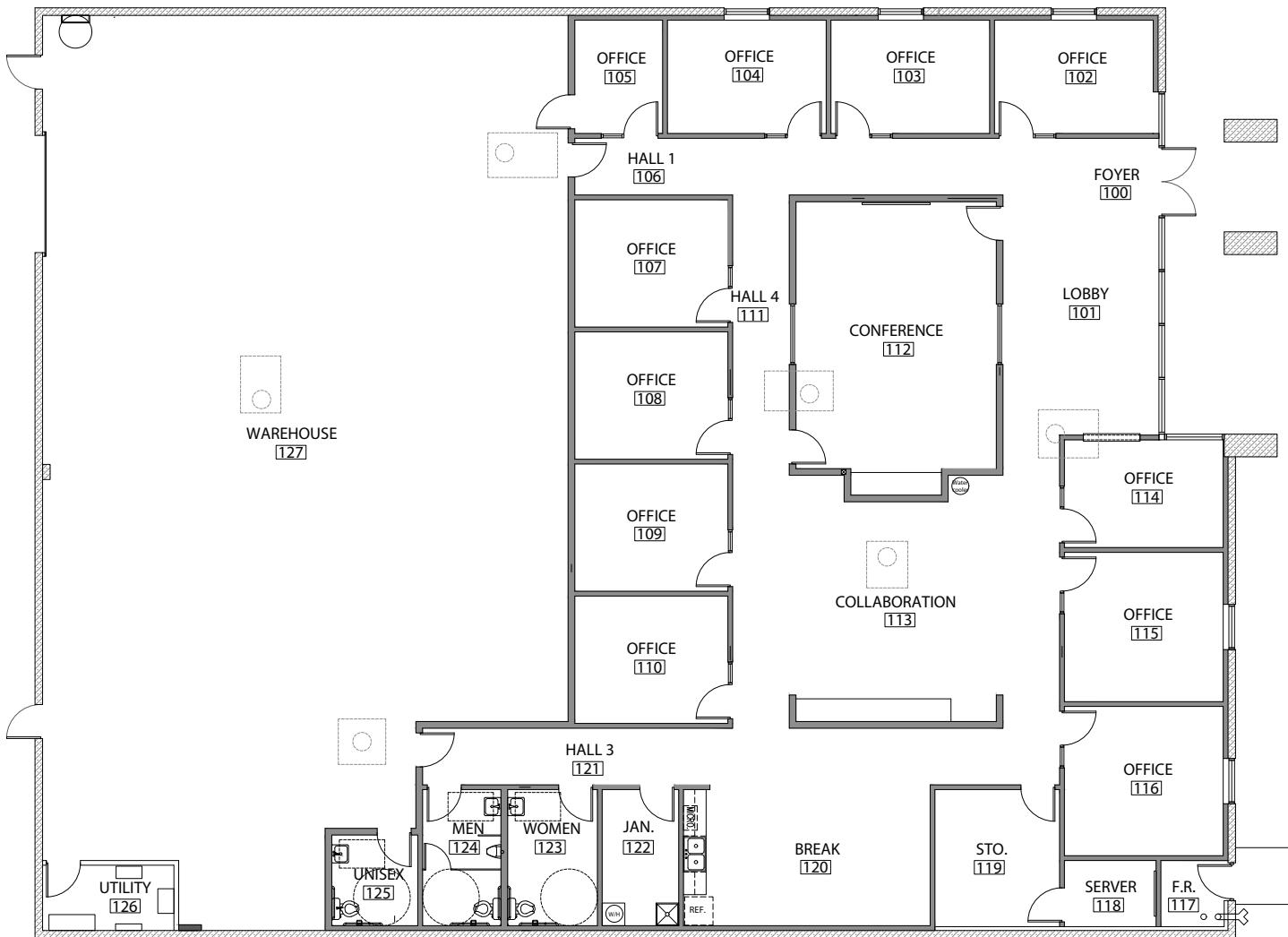
Property Description

Parcel Number	221-05-1830
Building Size	Main Building: ±8,373 SF (±4,895 SF Office, ±3,550 Warehouse) Out Building: ±1,200 SF (±1,200 SF Warehouse)
Land Size	±47,045 SF (±1.08 AC)
Year Built	1982
Stories	One (1)
Parking Ratio	2.77/1,000
Construction Type	Masonry/Reinforced Concrete
Zoning	F (Town of Marana)
Drive-Ins	Two (2) 10'x10' Roll-Up Doors
Clear Height	14'

Location Highlights

- + 34-minute drive to Tucson International Airport (±21 miles via I-10)
- + Immediate access to I-10 corridor, offering excellent connectivity to Phoenix and Southern Arizona markets
- + Located in a well-established business park with strong industrial and logistics presence
- + Convenient proximity to regional distribution hubs and Tucson's growing aerospace and defense sector
- + Close to major employers such as Raytheon Missiles & Defense, Caterpillar, Amazon, and Union Pacific Railroad, which anchor Tucson's economy
- + Surrounded by amenities including restaurants, lodging, and service businesses supporting corporate operations
- + Less than 20 minutes to downtown Tucson, offering access to government, business, and cultural centers

Floor Plan



About the Tenant

MKB Construction, Inc. is a leading specialty contractor serving Arizona's commercial construction industry for over 40 years. The company specializes in metal framing, drywall, plastering, EIFS & stucco, acoustical ceiling systems, painting, wallcoverings, and prefabrication services. With a reputation for unparalleled quality, on-time delivery, and competitive pricing, MKB has successfully completed more than 1,500 projects, including contracts exceeding \$20 million.

MKB is recognized for its innovative approach to prefabrication, leveraging advanced BIM technology and Lean principles to improve efficiency, safety, and cost-effectiveness. Their client-focused philosophy ensures total customer satisfaction, supported by a highly experienced team and a strong commitment to workplace safety. MKB Construction is a trusted partner for general contractors, architects, and owners seeking quality craftsmanship and reliable project delivery.



Key Highlights

- + Established industry presence since 1984
- + Over 1,500 projects completed across Arizona
- + Expertise in framing, drywall, EIFS, acoustical ceilings, and custom finishes
- + Prefabrication capabilities for faster, safer, and more precise construction
- + Offices in Gilbert (HQ) and Tucson, serving major commercial projects statewide



Contact Us

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