

# 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.

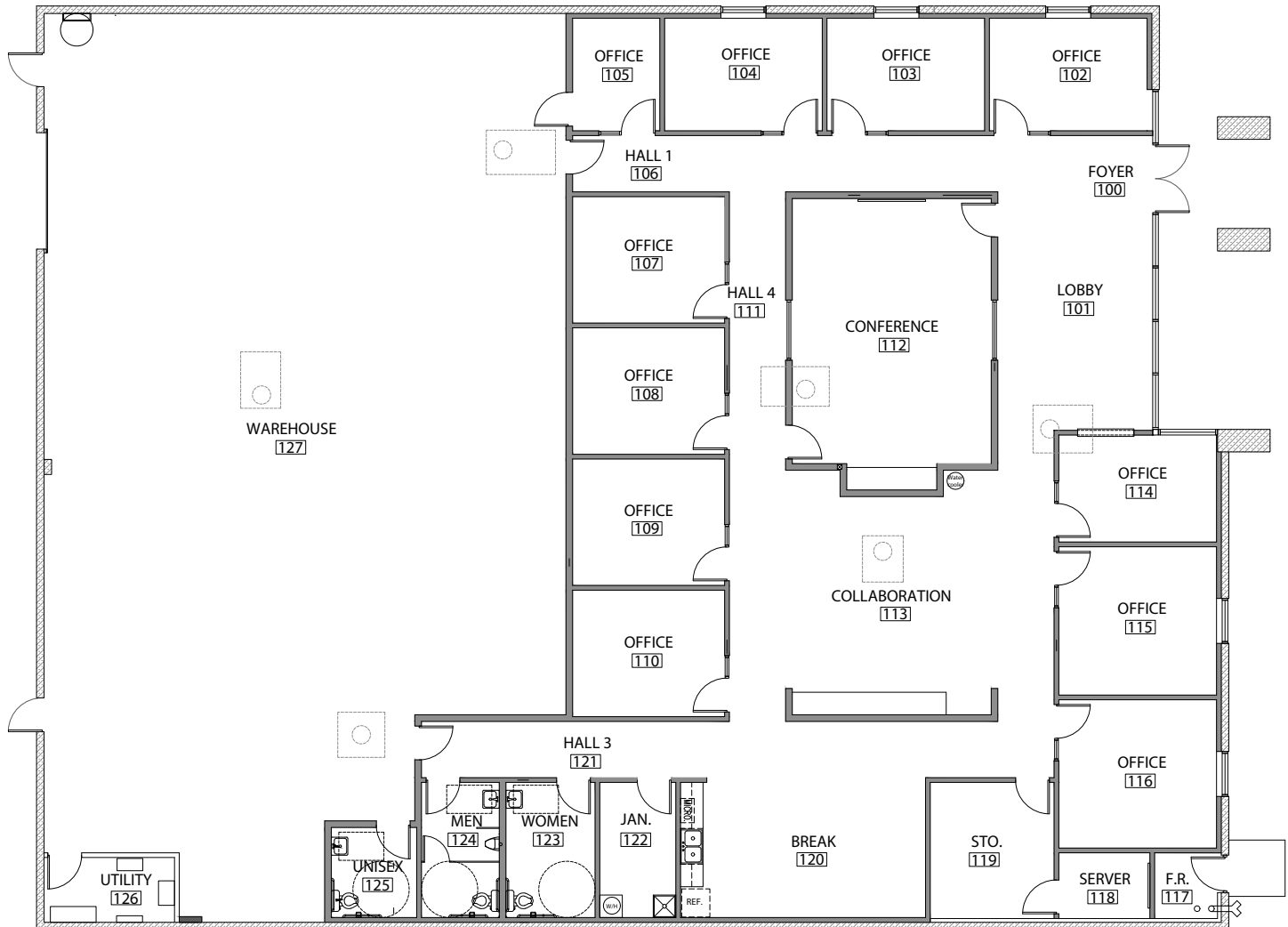
### Why Invest?

- + 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		Location Highlights	
Parcel Number	221-05-1830	+ 34-minute drive to Tucson International Airport (±21 miles via I-10)	+ Close to major employers such as Raytheon Missiles & Defense, Caterpillar, Amazon, and Union Pacific Railroad, which anchor Tucson’s economy
Building Size	Main Building: ±8,373 SF (±4,895 SF Office, ±3,550 Warehouse)		
	Out Building: ±1,200 SF (±1,200 SF Warehouse)	+ Immediate access to I-10 corridor, offering excellent connectivity to Phoenix and Southern Arizona markets	+ Surrounded by amenities including restaurants, lodging, and service businesses supporting corporate operations
Land Size	±47,045 SF (±1.08 AC)	+ Located in a well-established business park with strong industrial and logistics presence	+ Less than 20 minutes to downtown Tucson, offering access to government, business, and cultural centers
Year Built	1982		
Stories	One (1)	+ Convenient proximity to regional distribution hubs and Tucson’s growing aerospace and defense sector	
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’		

# 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

### INVESTMENT CONTACTS

**Geoffrey Turbow**

Senior Vice President

+1 480 205 1921

geoffrey.turbow@cbre.com

**Emily Minnier**

Associate

+1 480 628 0018

emily.minnier@cbre.com

### MARKET EXPERT

**Tim Healy**

Senior Vice President

+1 520 247 9194

tim.healy@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.