

FOR LEASE

3231 E VALENCIA RD

TUCSON, AZ 85706

PREMIER LAB
FACILITY



±16,993

SF, BUILDING SIZE

Contact Agent

PSF LEASE RATE

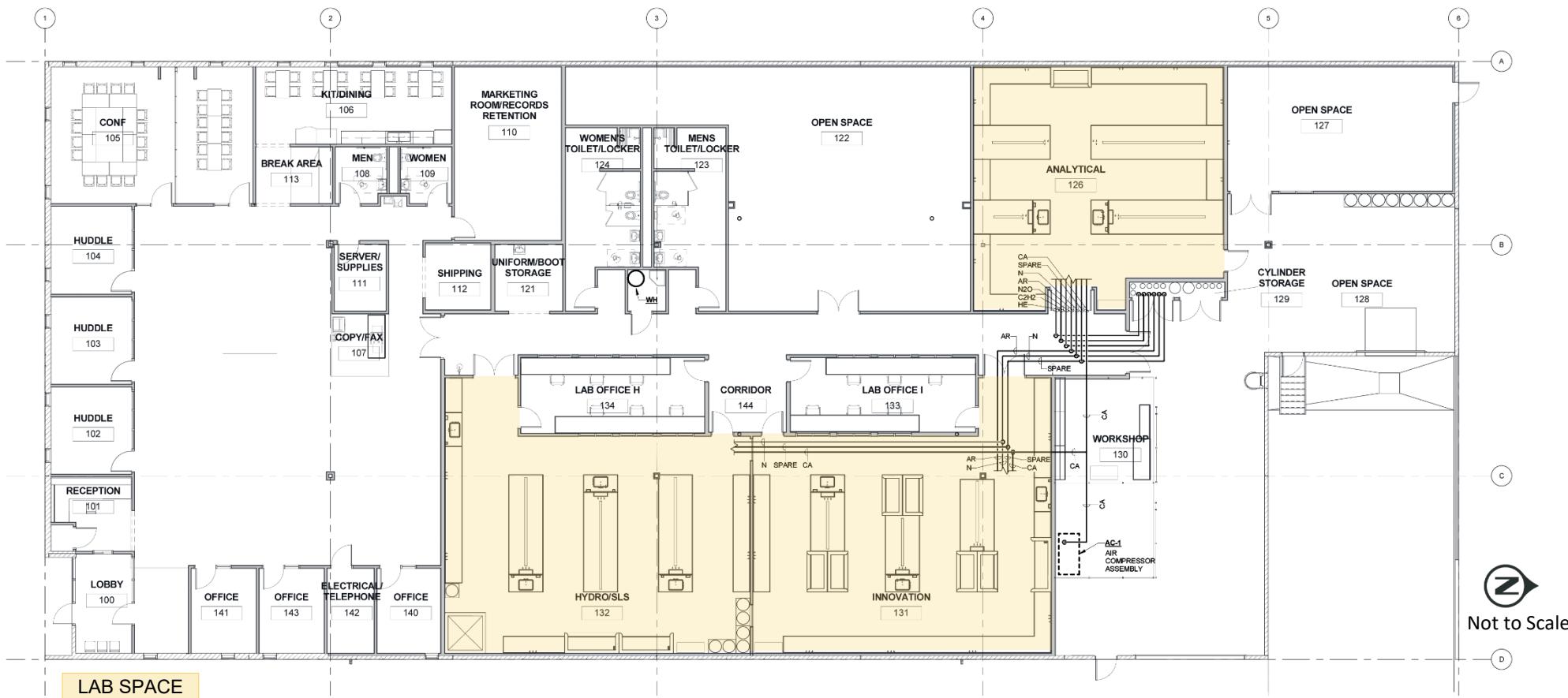
\$0.10

PSF NNN CHARGES*

SPECIFICATIONS

Parcel Size	±1.27 Ac	Power	1200-amp service to building. 400-amp, 240V, 3-Phase distributed.
Zoning	I-1 (Light Industrial), City of Tucson	Clear Height	17' – 20'
Parking	31 Spaces, Enclosed paved yard	Loading	1 Dock 1 Grade: 16'x15' drive-in door
Construction	Tilt concrete		
Year Built	1999		
Sprinklers	Yes		
Telecomm	Fiber optics in Valencia Road		

*Tenant reimburses Landlord for real estate taxes and Landlord's insurance. All other building services are the tenant's responsibility.



BASF – TUCSON LAB FACILITY SPEC SHEET



- Testing Area, equipped with a Gorbel bridge crane (2,000 lbs): 605 SF
- Lab floors are coated with an acid-resistant epoxy
- Total table/bench working area: 1,237 SF
 - 15 lab benches
 - 9 sinks distributed at the benches
 - Below each sink it is possible to connect to a deionized tank, to generate deionized water.
 - 17 snorkels, connected to the exhaust system
- Industrial gas lines in all the 3 lab spaces – (Argon, Nitrogen, Acetylene, Nitrous oxide, and a spare line)
- Gas tank container closet with ventilation
- 10 Hanson and Keawanee caseworks and fume hoods with temperature regulator, air flow monitoring system to maintain face velocity at the hood sash
- Lab plumbing is not connected to the municipal system to avoid lab effluents going into the municipal stream.
- Segregated waste collection system
- 5 safety showers
- HVAC system
- Chemical storage room with containment
- Equipped with sprinklers

Office Furniture Included

(60) **Total Desks and Tables**, see details below:

- (1) Built-in Lobby Desk
- (3) Built-in Office Desks
- (14) Built-in Cubicle Desks
- (1) Ikea Desk
- (4) Half-Moon Tables
- (3) Small Oval Tables
- (3) Large Office Tables - Huddle Rooms
- (2) Square Tables with Electric Hooks
- (3) Small Square Tables
- (9) Large Square Tables
- (4) Sets of Square Dining Tables with (4) Chairs each
- (95) Chairs
 - (67) Black Mesh Office/Desk Chairs
 - (28) Black Faux Leather Guest Chairs
- (5) Filing Cabinets

LAB HIGHLIGHTS

4,176 SF

TOTAL LAB AREA
(3 LAB SPACES)

1,481 SF

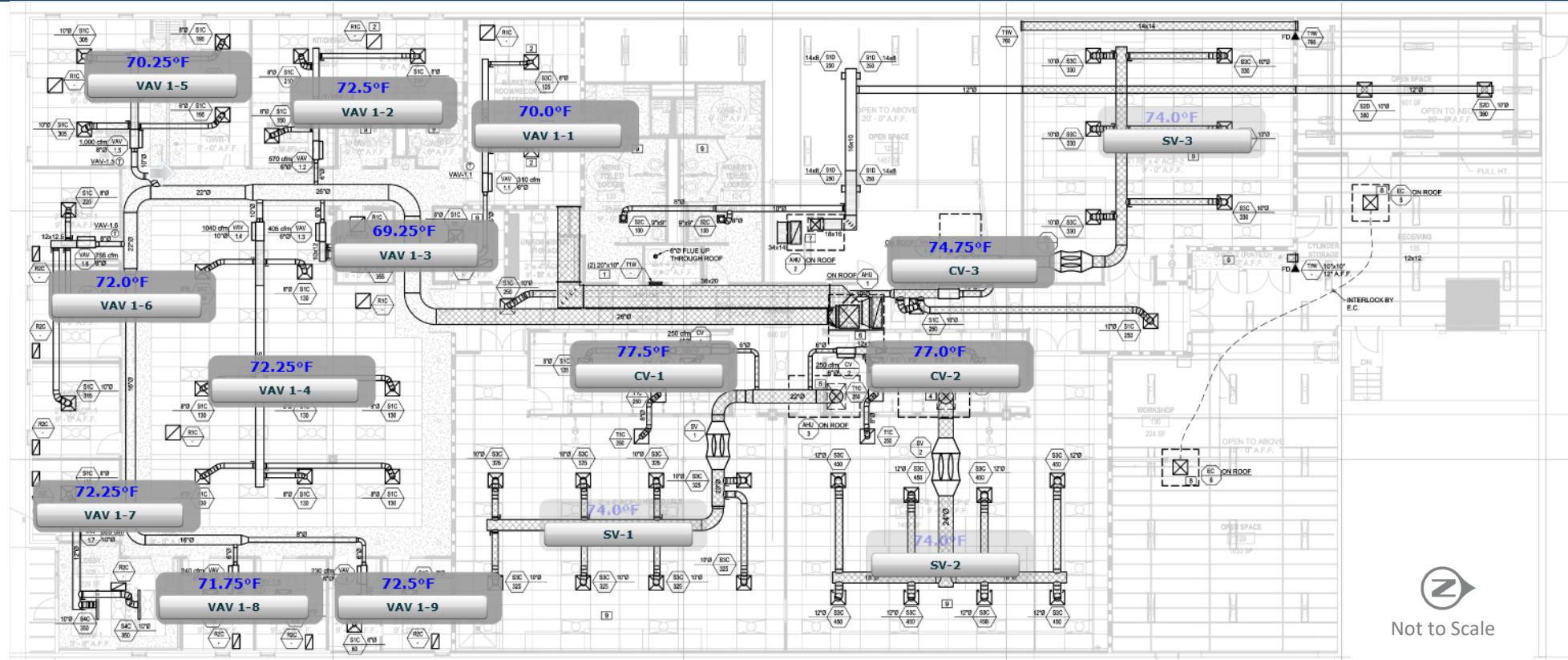
CHEMICAL STORAGE
ROOM

1,798 SF

LOADING/UNLOADING
AREA

LAB FACILITY

The BASF Tucson Lab facility is equipped with a Siemens Launch Pad BAS for building automation (see map below). It is a BACnet Field Panel Web User Interface (FPWeb UI) platform that enables centralized HVAC monitoring and control for a facility's common system and open lab control points. It offers live monitoring of temperature, air exchange rates and exhaust systems to optimize energy, comfort, and safety.



System Highlights

- Software: Siemens Launch Pad – FPWeb UI (Adobe AIR-based, browser accessible).
- Control: Centralized platform for air handling units, VAVs (Variable Air Volume), supply dampers, and exhaust fans.
- Monitoring Capabilities:
 - Zone temperature tracking.
 - Supply and exhaust airflows (measured in CFM and FPM).
 - Alarm indicators for underperformance.
 - Visualization of lab airflows for compliance and safety.

Temperature Control (Floor Plan View)

- Each lab and zone is connected to a VAV terminal unit with temperature control.

Exhaust System (Critical for Labs)

- Exhaust Fans (EF 3-6): Online and operating.
- Dampers & Static Pressure Sensors.

Supply Air System

- Supply dampers regulate incoming air volumes on 09/2/2025 at 3:22pm:
 - Lab 1 SV-1: 2196.0 CFM
 - Lab 2 SV-2: 3488.0 CFM
 - Lab 3 SV-3: 1968.0 CFM
- These readings confirm the system is actively balancing supply vs. exhaust for safe lab pressurization according to Siemens Launch Pad BAS.

FIRE SAFETY FEATURES

The laboratory at 3231 East Valencia Road is equipped with a comprehensive fire protection system that ensures maximum preparedness in the event of an emergency. Built with fire-resistant construction, on-site fire suppression resources, and direct fire department access, the facility demonstrates compliance with Responsible Care, International Council of Chemistry Association (ICCA) stringent safety standards while offering peace of mind to prospective tenants and operators.

Fire-resistant construction

- Laboratory floors are divided into units of 150 m², where fire compartment sizing is set at maximum distance to minimize fire spread.
- Fire-resistant partitions separate laboratories from storage rooms, common areas, and offices to aid containment.

An advanced fire detection system:

- An early-warning fire detection system continues to remain in place throughout the entirety of the building.
- This system is directly fed to the Tucson Fire Department control center), which operates around the clock to ensure monitoring and dispatch without delay.

Quick emergency response:

- The Tucson Fire Department can dispatch a response unit, at least one firefighting unit, within eight minutes of the alarm.
- The site is equipped with a Knox Box, providing the fire department with secure key access to the property 24/7 for immediate entry in case of an emergency (Fire Station 22).

On-site extinguishers:

- Each laboratory is equipped with its own fire extinguisher for direct, immediate response to small-scale incidents.
- The front office is also equipped with a fire extinguisher, ensuring complete coverage across all occupied spaces.

Sprinkler and wet system protection:

- A 4" main riser wet sprinkler system is installed, equipped with alarm valves, gauges, drains, strainers, filters, and check valves, all maintained on a routine schedule.
- Hydraulic nameplate, alarm valves, flow alarms, and drain valves are present and in working condition.
- Fire department connections (FDC) are located outside the main entrance, equipped with couplings, swivels, plugs, and caps for immediate connection.
- Gauges and riser control valves are easily accessible.
- System includes FDC check valves, and strainers.

Additional fire protection devices:

- Inspector's test valve (ITV): Located in the warehouse for system testing and verification.
- Electric bell: Installed outside the main entrance to provide an external audible alarm signal.
- Water flow switch: Located in the riser room, confirming alarm activation when water flow occurs.
- Tamper switches: Installed on main riser valves to monitor valve positioning and ensure system readiness.

Reliable firewater supply:

- Verified hydrant capacity of 1,500 gpm for 2 hours, modeled by Tucson Water, ensures sufficient firefighting capability.
- System pressure remains strong, with 82 psi static and 77 psi residual pressure, providing stability under emergency demand.
- Industrial area supply provides a continuous 227 m³/hour of firefighting water availability.

Firewater retention capacity:

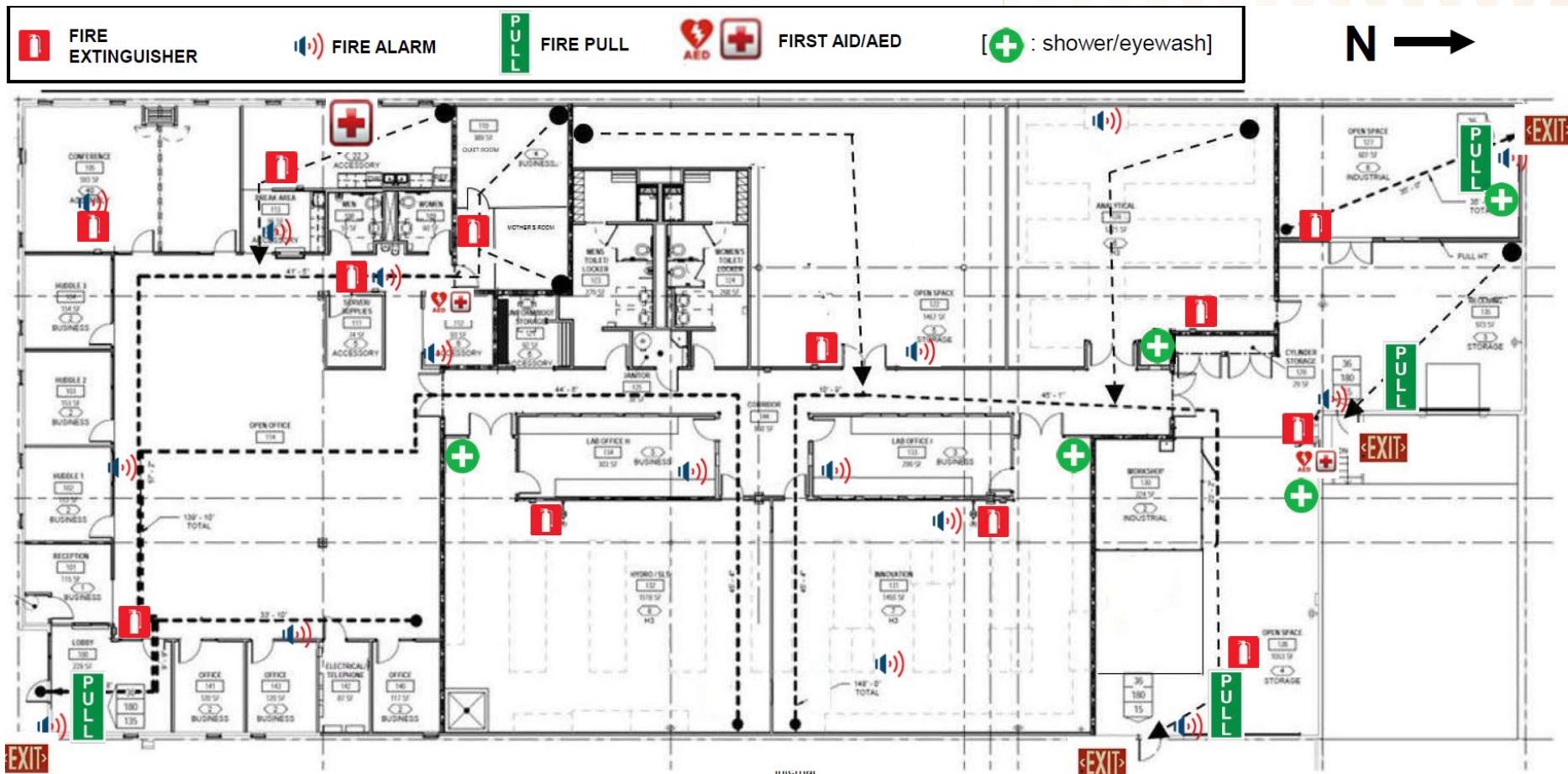
- Laboratory building is designed to retain contaminated firewater within the site to prevent release into municipal wastewater systems.
- Total firewater and chemical retention capacity equals 33.2 m³ (18.2 m³ firewater + 15 m³ chemical storage), in compliance with G-GD-EMR 021 firewater risk assessment standards.
- Calculations assume a maximum fire area of 600 m² and extinguishing period of 90 minutes, ensuring realistic coverage.

Chemical storage safeguards:

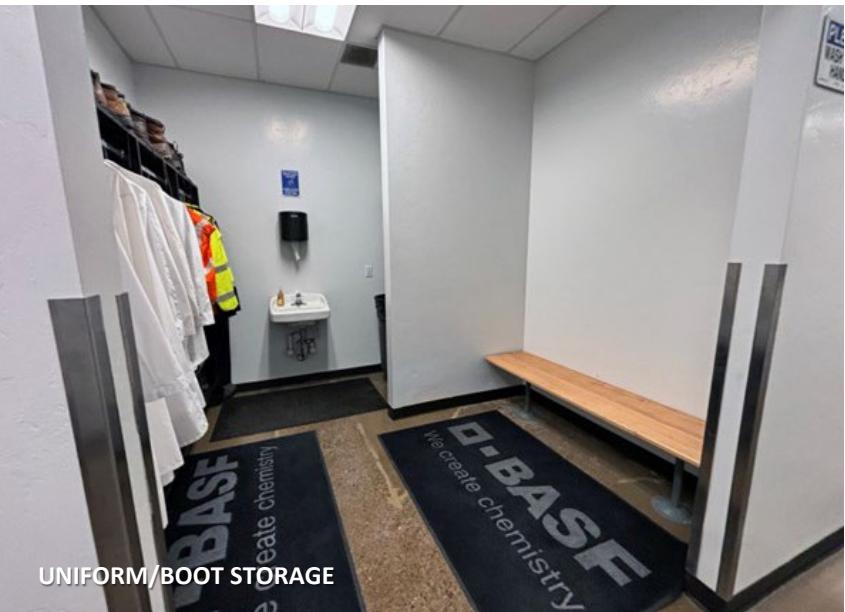
- Flammable and combustible chemicals (up to 220 liters per container) are stored in approved containers within fireproof cabinets.
- The dedicated chemical storage room contains the majority of the ~15 m³ chemical volume, secured with fire-resistant infrastructure to minimize risk.



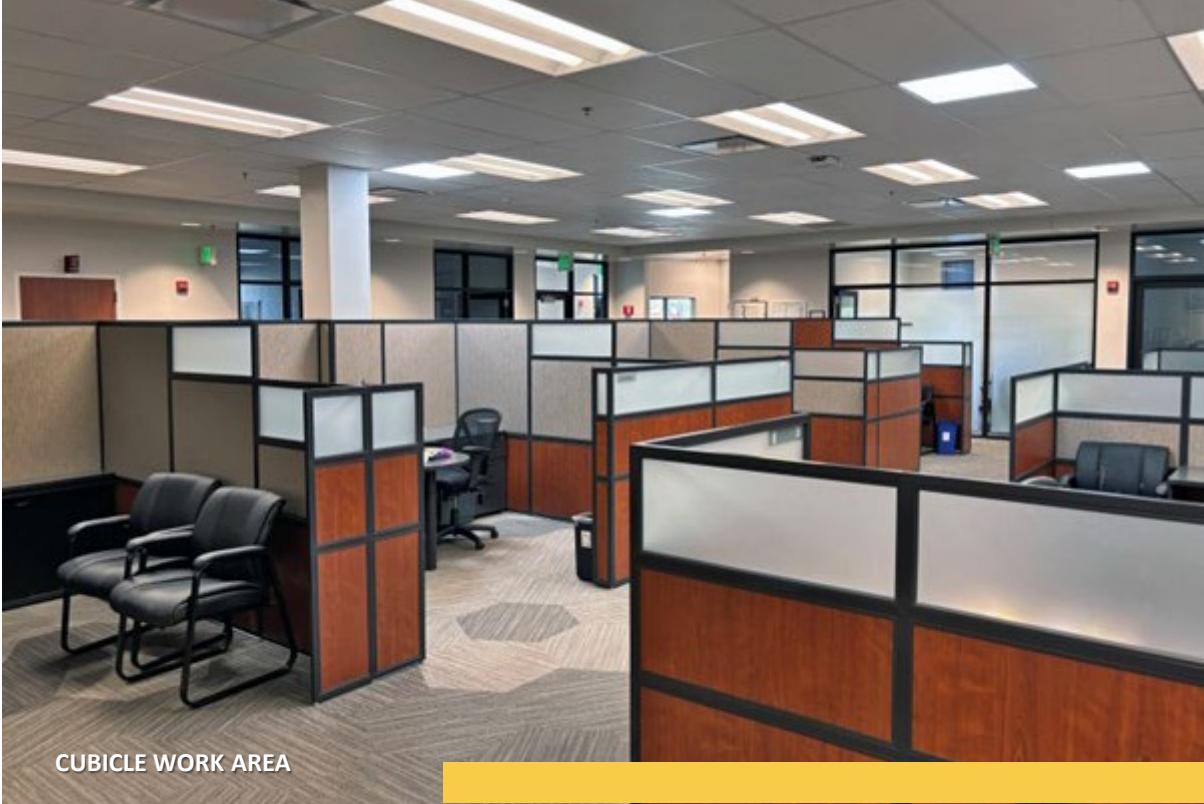
EMERGENCY EQUIPMENT



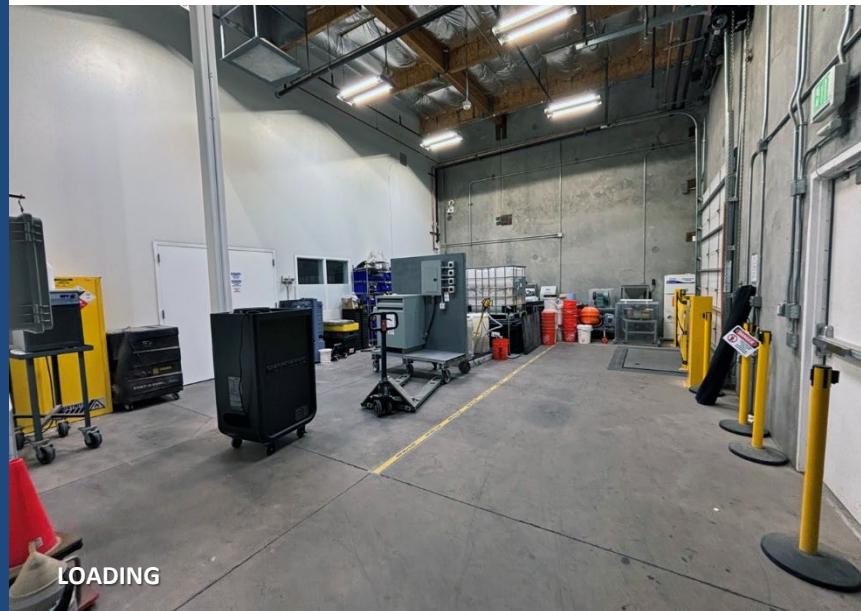
LAB



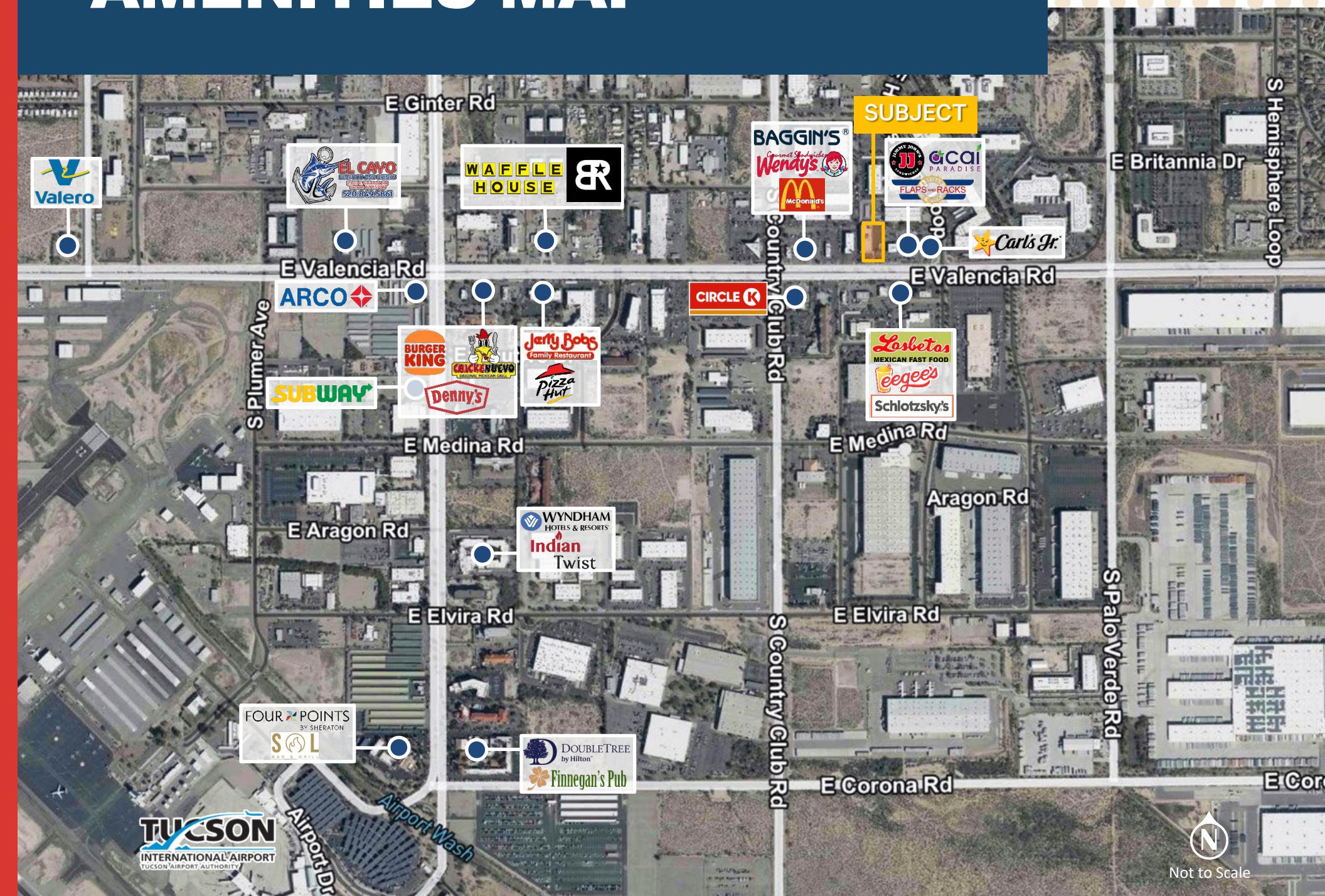
OFFICE



WAREHOUSE



AMENITIES MAP



3231 E VALENCIA RD

TUCSON, AZ 85706



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