

AIRPORT COMMERCE CENTER

2700 E. Commerce Center Place
Tucson, AZ 85706
East of Tucson Blvd South of Drexel



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Rick Volk
520.495.2242
rickvolk@volkco.com



Owner/Agent

AVAILABILITY

Lot Size: **7.5325 Acres**

Building: **±32,501 SF**

Lease Rate: **\$12.00 PSF NNN* (\$1/sf Monthly)**

**Nets are estimated at \$3.25*

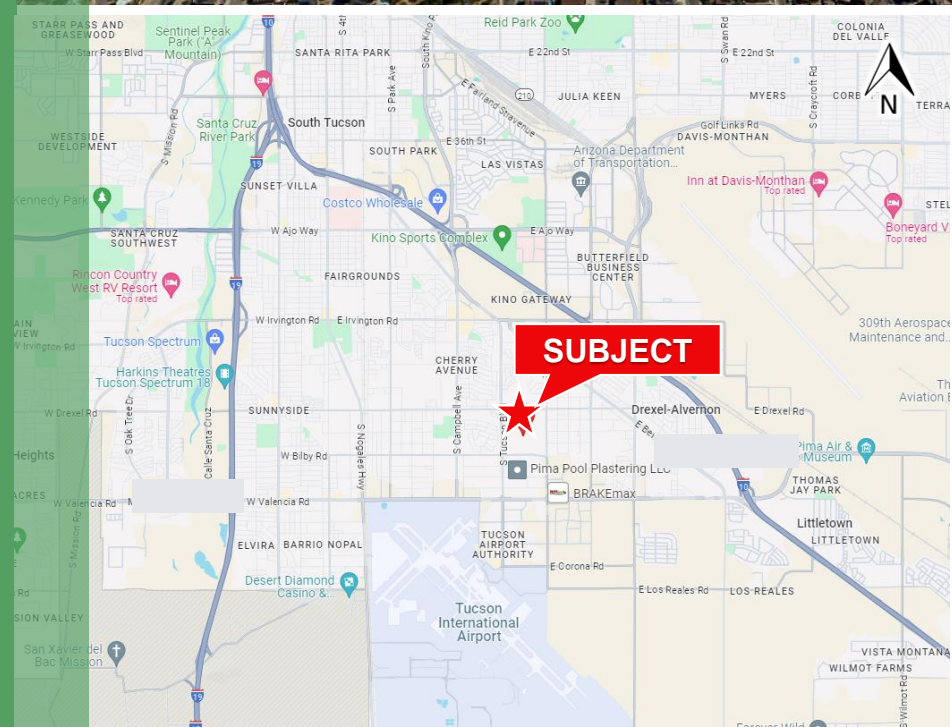
PROPERTY FEATURES

Zoning: **I-1 (Light Industrial, City of Tucson)**

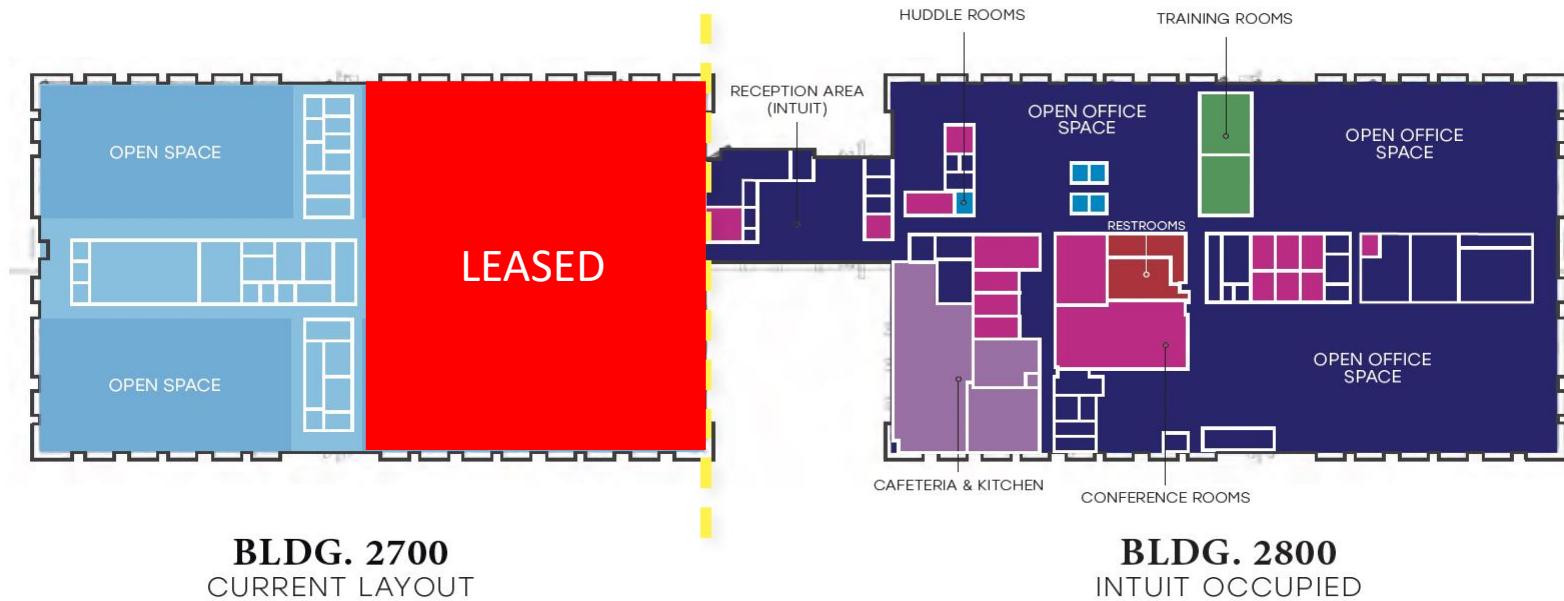
Power: **Est. 2000 Amps 120/208Volt 3-Phase 4-Wire, 350kW UPS Capacity,**

PROPERTY HIGHLIGHTS

- Class A Flex/Office space between Downtown & Airport
- 6 (Level 2) EV charging stations adjacent to building
- Covered parking with solar panels producing 417kW of power
- (2) redundant 750kW Diesel Generators with Belly Tanks
- 7ft tall steel perimeter fence
- 1,700sf dedicated raised floor environment, CRAC units with infrared humidifiers for thermal control
- Carrier neutral facility with 2 existing providers on premise
- FM-200 clean agent fire suppression system and dual-interlock sprinkler system
- Potential dock and grade loading
- 18' Clear Height



FLOORPLAN



BLDG. 2700
CURRENT LAYOUT

BLDG. 2800
INTUIT OCCUPIED



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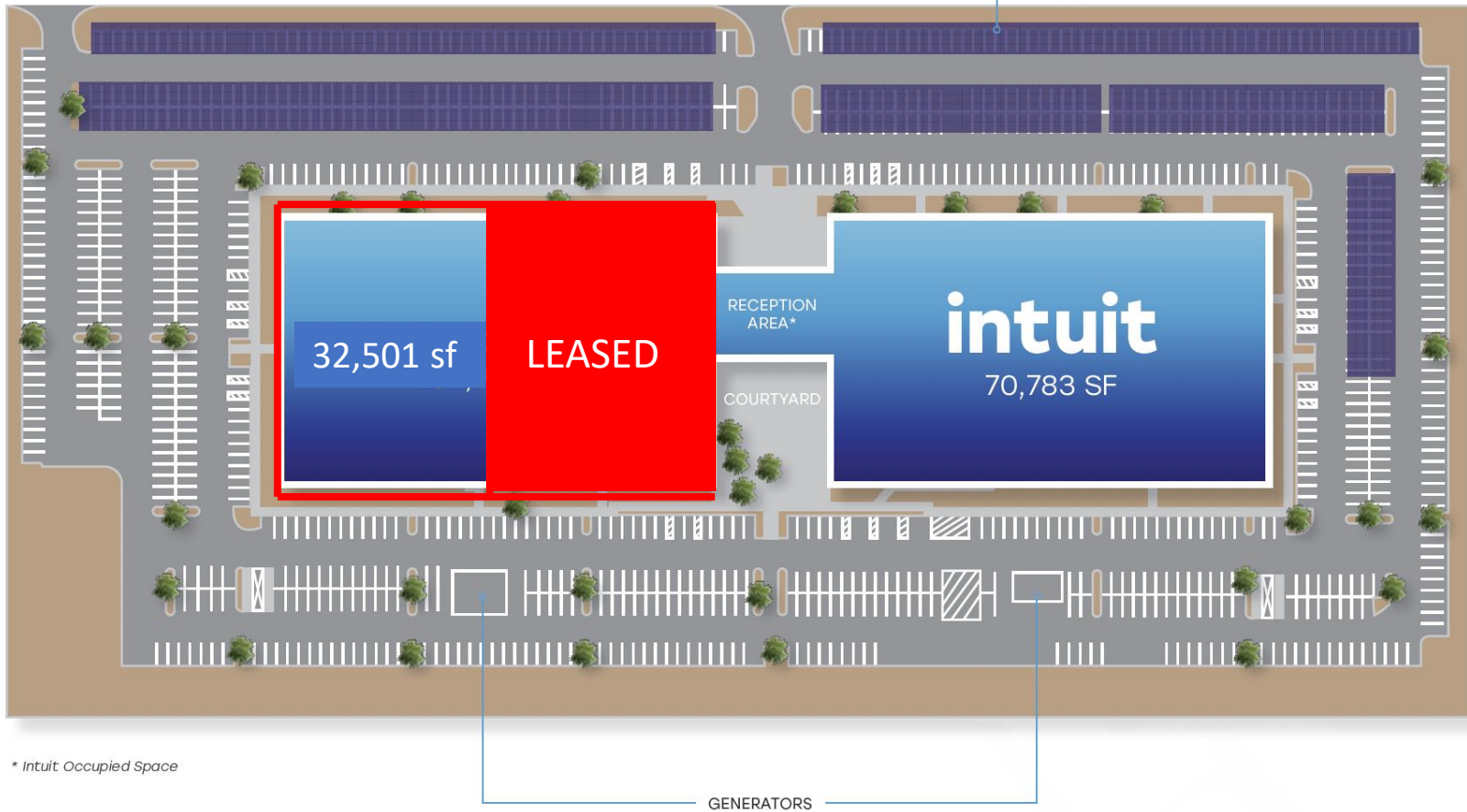
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FLOORPLAN

COVERED PARKING WITH SOLAR PANELS



* Intuit Occupied Space



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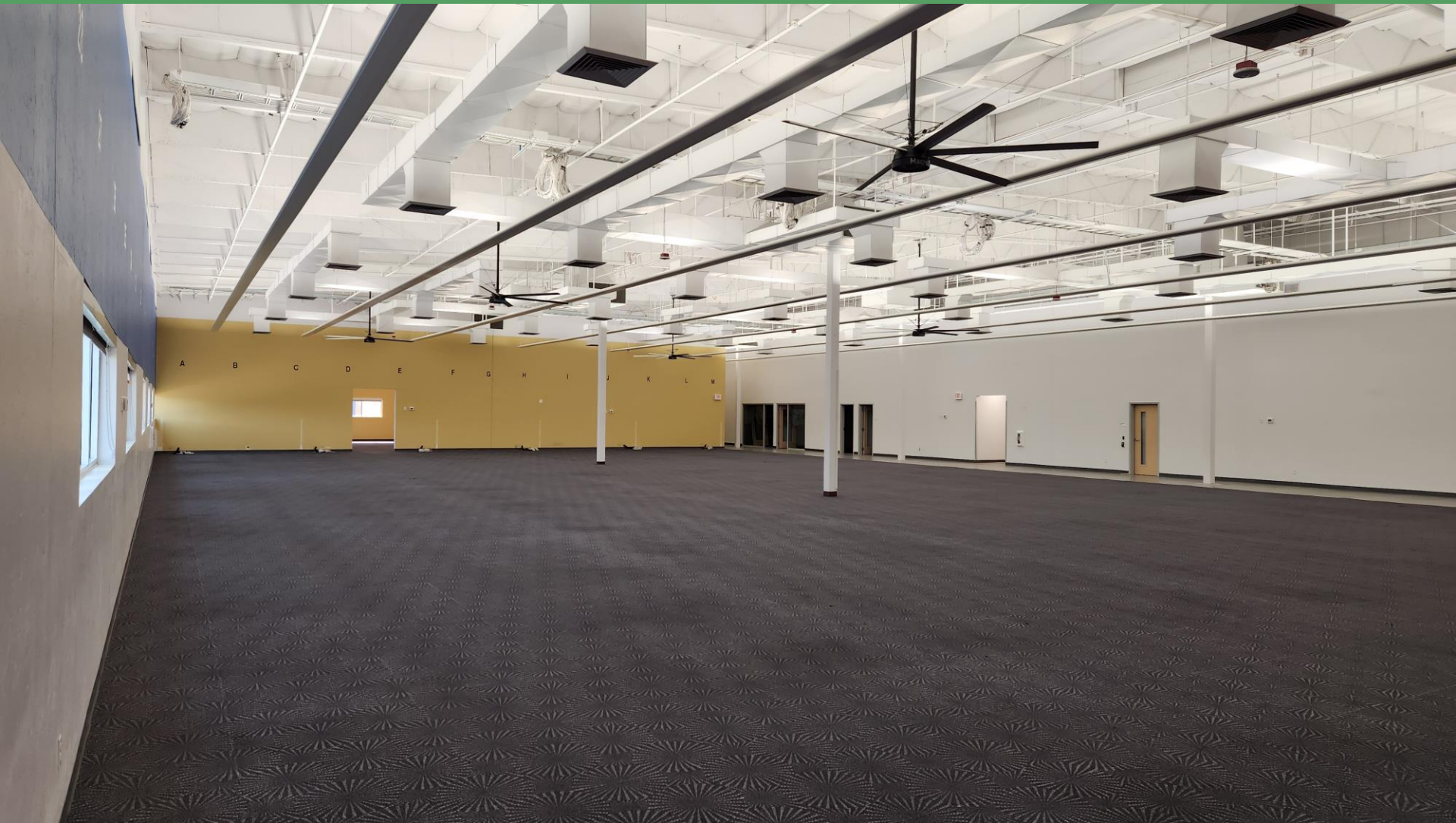
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PROPERTY PHOTOS- OPEN FLOORPLAN



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PROPERTY PHOTOS



*6 EV Charging Stations
& Solar Panel Covered
Parking*

Courtyard



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PROPERTY PHOTOS



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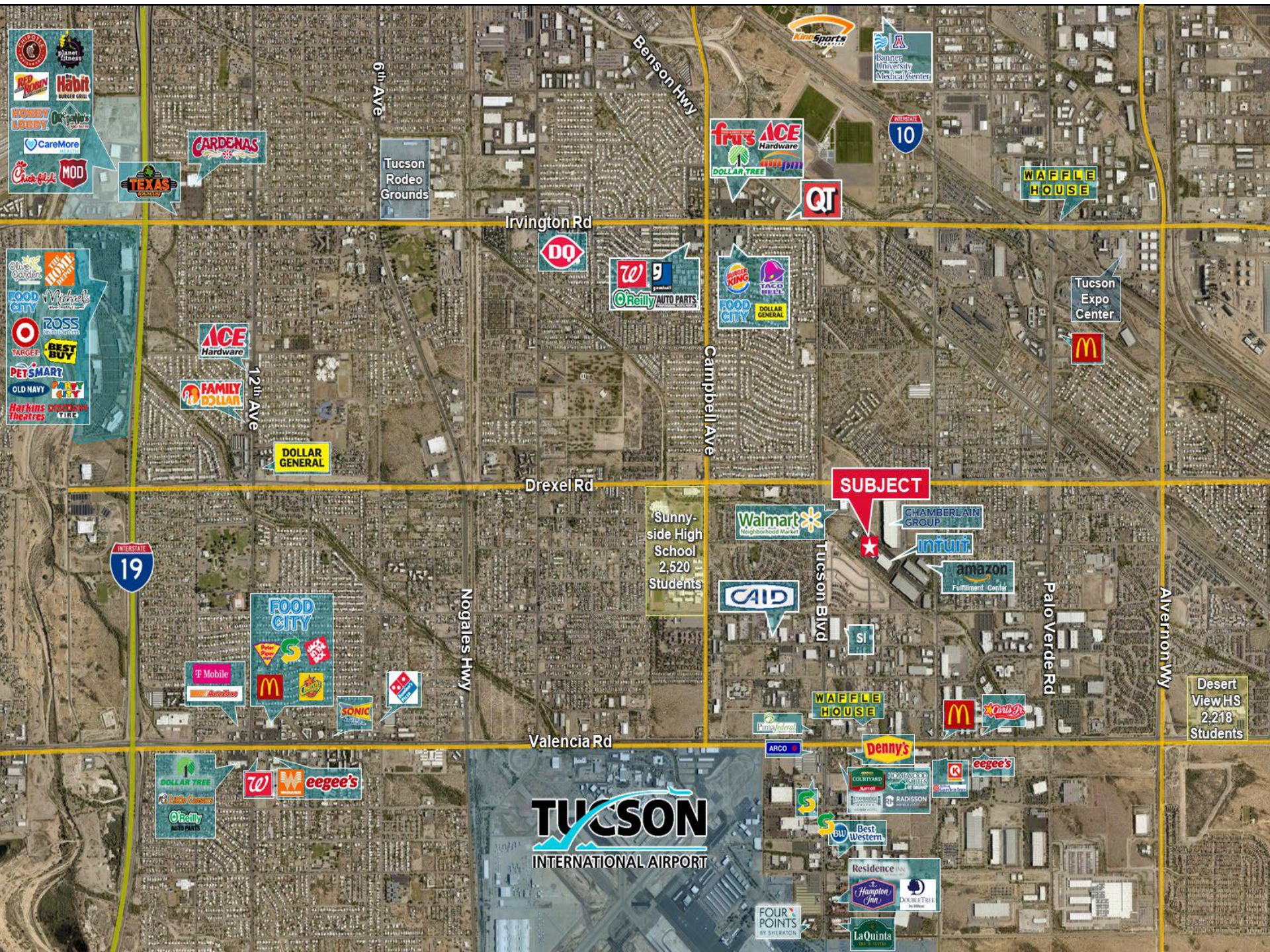
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CARDENAS

6th Ave

Tucson Rodeo Grounds

Benson Hwy

Kauai Sports

Banner University Medical Center

INTERSTATE 10

frut's ACE Hardware
DOLLAR TREE

QT

WAFFLE HOUSE

ACE Hardware

FAMILY DOLLAR

12th Ave

DOLLAR GENERAL

Irvington Rd

DQ

7 9
O'Reilly AUTO PARTS

BURGER KING
FOOD CITY
DOLLAR GENERAL

Tucson Expo Center

McDonald's

Campbell Ave

Drexel Rd

SUBJECT

Sunny-side High School
2,520 Students

Walmart Neighborhood Market

CHAMBERLAIN GROUP

intuit

amazon Fulfillment Center

INTERSTATE 19

FOOD CITY

T-Mobile

McDonald's

SONIC

7-Eleven

Nogales Hwy

CAID

Tucson Blvd

SI

Palo Verde Rd

Alverton WY

Desert View HS
2,218 Students

Valencia Rd

WALMART

WAFFLE HOUSE

McDonald's

Caribby's

DOLLAR TREE
Little Caesars
O'Reilly AUTO PARTS

7 Weegee's

TUCSON INTERNATIONAL AIRPORT

ARCO

Denny's

eegee's

Best Western

Residence Inn

Hampton Inn

La Quinta

FOUR POINTS BY SHERATON