

DREXEL COMMERCE CENTER

TUCSON, AZ 85706

Breaking Ground
January 2025



**Industrial
For Lease**

67,600 SF &

116,480 SF Buildings

Manufacturing Capable



// PROPERTY LOCATION



// SUITE SIZE OPTIONS



Option 1

- All of Building A (115,530 SF)
- 6 Grade Door
- 38 Dock Height Doors



Option 2

- Two (2) Suites
- 58,240 SF: 3 Grade Doors, 20 Dock Height Doors
- 57,290 SF: 3 Grade Doors, 18 Dock Height Doors



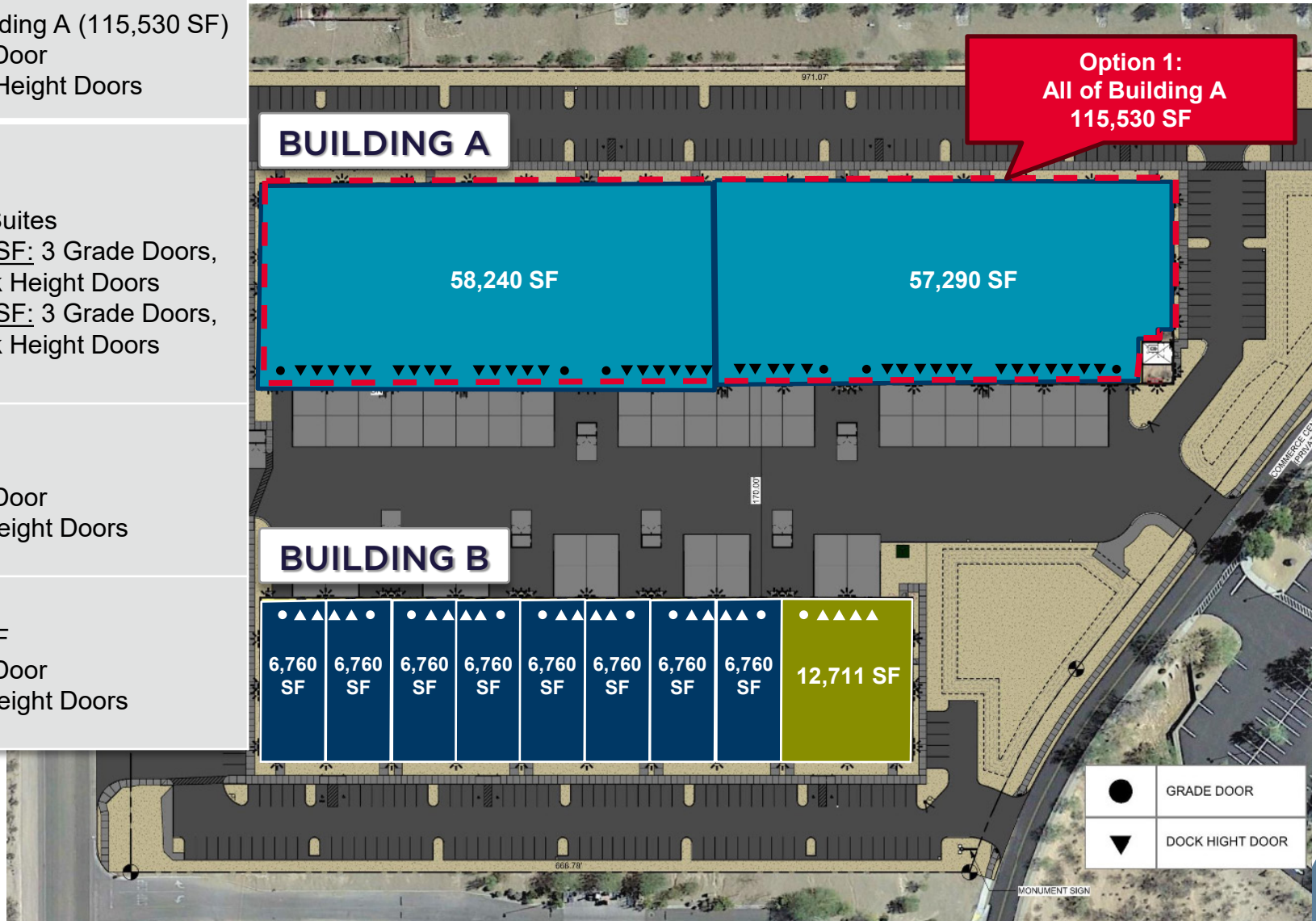
Option 3

- 6,760 SF
- 1 Grade Door
- 2 Dock Height Doors

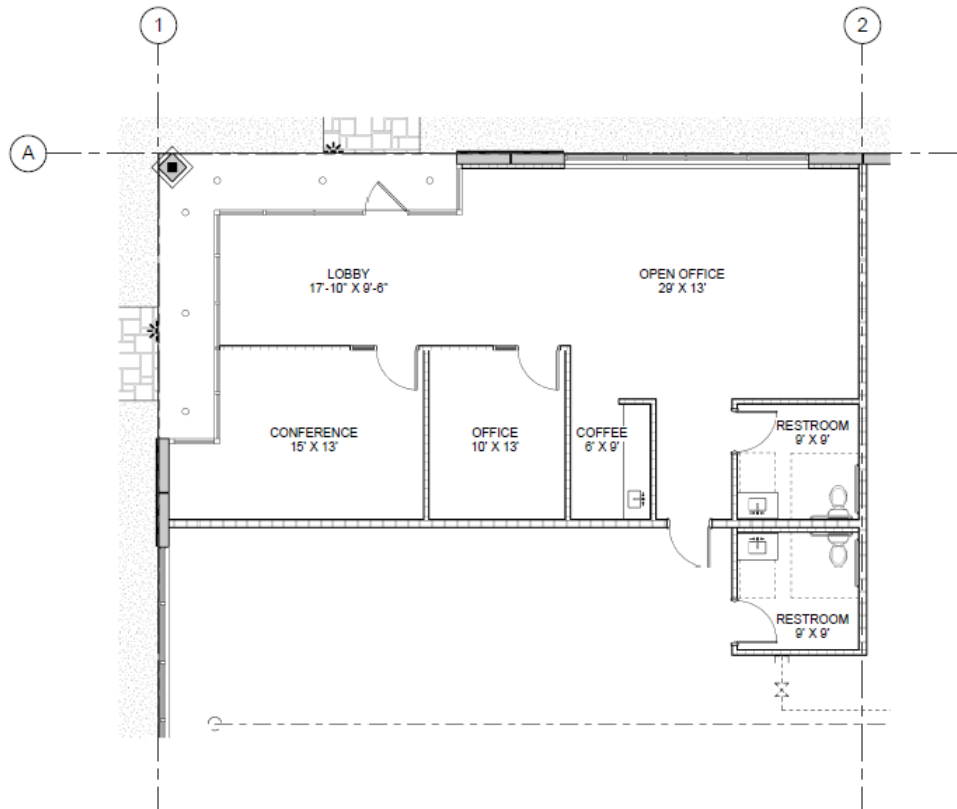


Option 4

- 12,711 SF
- 1 Grade Door
- 4 Dock Height Doors

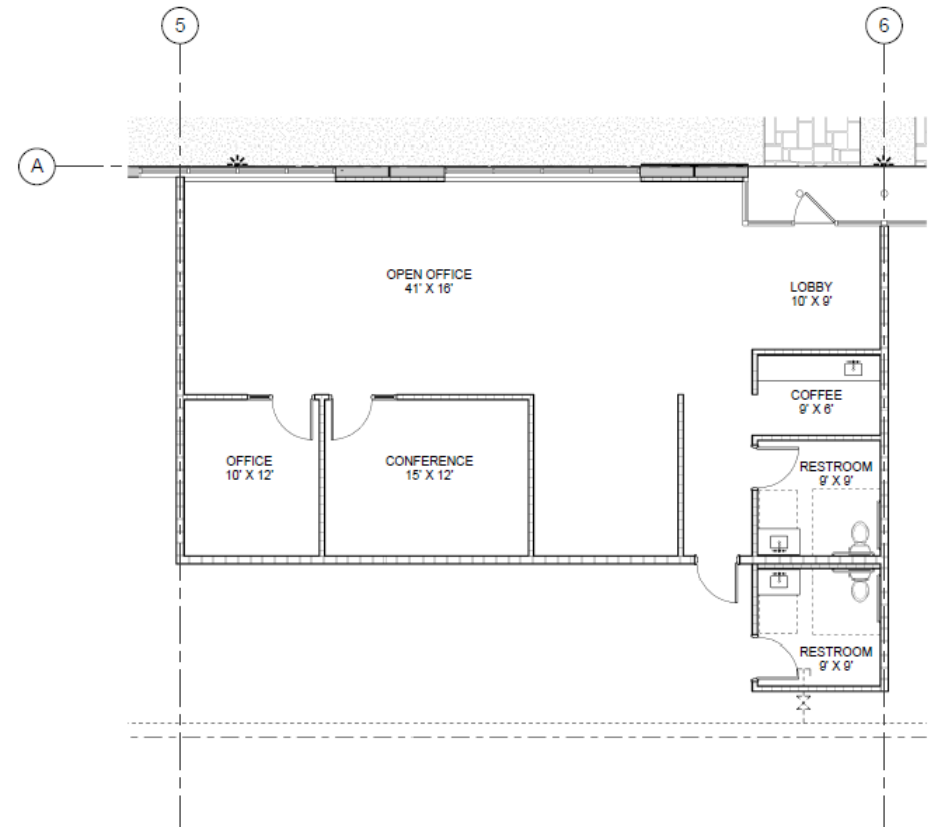


// BUILDING A FLOOR PLANS



ENLARGED CORNER PLAN - BUILDING A

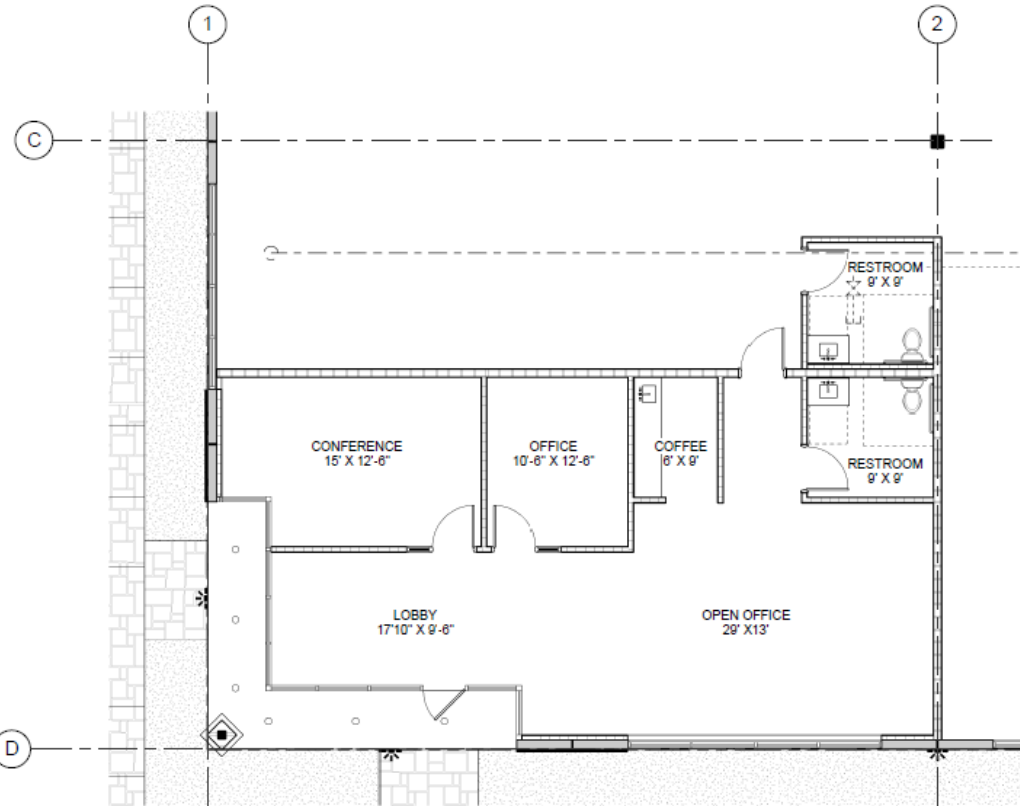
CLEAR HEIGHT: 30'-0"
 OFFICE AREA: 1,271 SQFT.
 WAREHOUSE AREA: 6,692 SQFT.
 TOTAL AREA: 7,963 SQFT.



ENLARGED INTERIOR PLAN - BUILDING A

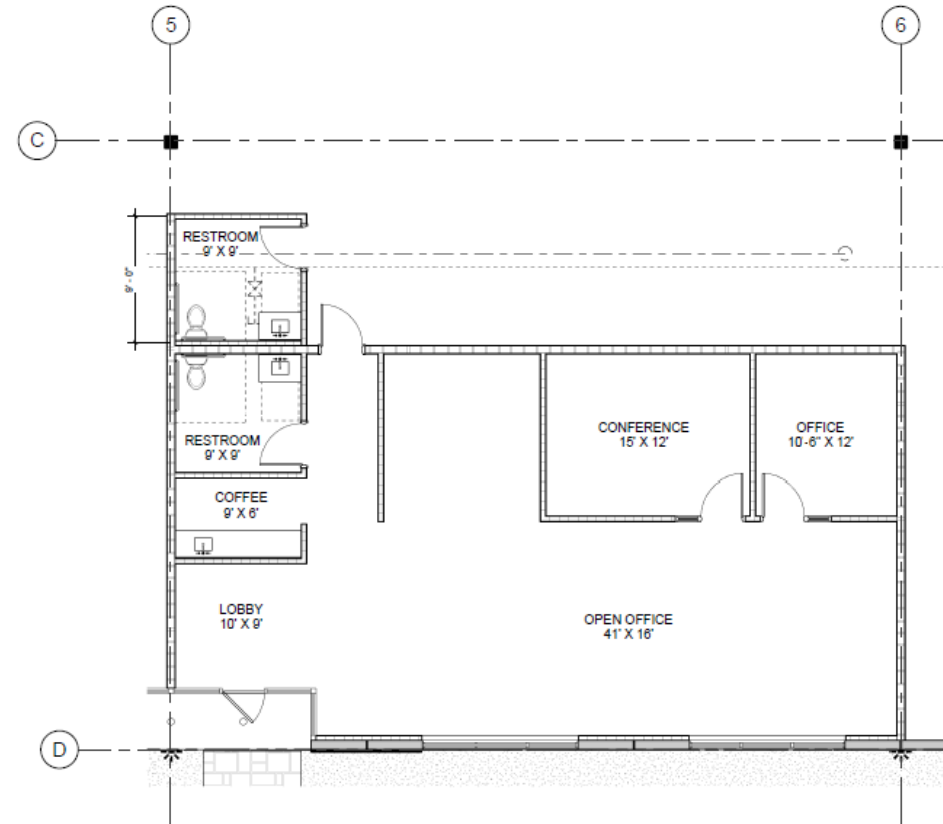
CLEAR HEIGHT: 30'-0"
 OFFICE AREA: 1,506 SQFT.
 WAREHOUSE AREA: 6,682 SQFT.
 TOTAL AREA: 8,188 SQFT.

// BUILDING B FLOOR PLANS



ENLARGED CORNER PLAN - BUILDING B

CLEAR HEIGHT: 26'-0"
 OFFICE AREA: 1,296 SQFT.
 WAREHOUSE AREA: 5,163 SQFT.
 TOTAL AREA: 6,459 SQFT.



ENLARGED INTERIOR PLAN - BUILDING B

CLEAR HEIGHT: 26'-0"
 OFFICE AREA: 1,486 SQFT.
 WAREHOUSE AREA: 5,154 SQFT.
 TOTAL AREA: 6,640 SQFT.

BUILDING A
16,640 SF - 116,480 SF available
Lease Rate: Contact Broker

Loading	16,640 SF spaces have 6 dock and 1 grade doors 24,960 SF space has 10 dock and 1 grade doors 24,010 SF space has 10 dock and 1 grade doors
Column Spacing	50' X 52' with 60' X 52' speed bay
Parking	233 (2.0 per 1,000 SF.)
Clear Height	30'

BUILDING B
6,760 SF - 67,600 SF available
Lease rate: Contact Broker

Loading	6,760 SF spaces have 2 dock and 1 grade doors 12,936 SF space has 4 dock and 1 grade doors
Column Spacing	43.33' X 52'
Parking	153 (2.26 per 1,000 sq. ft.)
Clear Height	26'

Additional Building Specs

Power	Heavy Power, 200 AMP minimum capacity per space
Cooling	Fully air conditioned
Grade Roll Up Door	12' X 14'
Dock Roll Up Door	9' X 10'
Truck Court	170 FT between buildings
Loading	Rear
Slab Thickness	7"
Zoning	I-1 (Light Industrial), P-1 (Park Industrial)
Fire Sprinkler System	ESFR
Gas	1" gas line stubbed to each tenant space

Manufacturing Capable

Drexel Commerce Center features two fully air-conditioned buildings with rear dock and grade loading and heavy power, making it compatible for manufacturing uses.

// DOING BUSINESS IN TUCSON



The State of Arizona has lowered taxes, streamlined regulations, and established a suite of incentives to support corporate growth and expansion. Incentives include:



Qualified Facilities Tax Credit



Manufacturing Sales Tax Exemption



Quality Jobs Tax Credit



Research & Development Tax Credit

The City of Tucson offers a permit fee waiver program for the south and southeast of Tucson and a Primary Job Incentive Program. Some other regional jurisdictions and organizations provide additional incentives for new job creation.

Sun Corridor Inc., Arizona Commerce Authority, Metropolitan Pima Alliance, the Tucson Metro Chamber, the City of Tucson and Pima County work together to grow and strengthen Southern Arizona's economy. We're happy to connect you to the right organization.



COMPARABLE WAGE RATES

LOCATION	AVERAGE HOURLY WAGE RATE
Tucson, AZ	\$28.60
Phoenix, AZ	\$31.20
Albuquerque, NM	\$28.72
Salt Lake City, UT	\$31.67
Denver, CO	\$36.50
El Paso, TX	\$22.67
San Diego, CA	\$36.54
Los Angeles, CA	\$35.29
Reno, NV	\$29.80

SOURCE: BUREAU OF LABOR STATISTICS



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



484,397

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.75%

POPULATION
GROWTH RATE



\$64,323

MEDIAN HOUSEHOLD
INCOME



3.2%

UNEMPLOYMENT
RATE



53,187

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

THE UNIVERSITY
OF ARIZONA

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



// CONTACT INFO



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