

± 4 ACRES SECURED
OUTDOOR STORAGE

FOR LEASE OR SALE

51,786 SF BUILDING ON 7.8 ACRES**LEASE RATE: \$28,000 NNN / MONTH****SALE PRICE: \$5.65M****Key Features**

- High-image corporate headquarters building with office, warehouse, heavy manufacturing, and large storage yard/parking areas
- Bonus 18,000 SF fully-improved canopy area with concrete slab, dock loading (truck well), electrical distribution/lighting, and water
- I-19/Valencia location ideal for cross border and near shoring logistics
- Building size is easily expandable

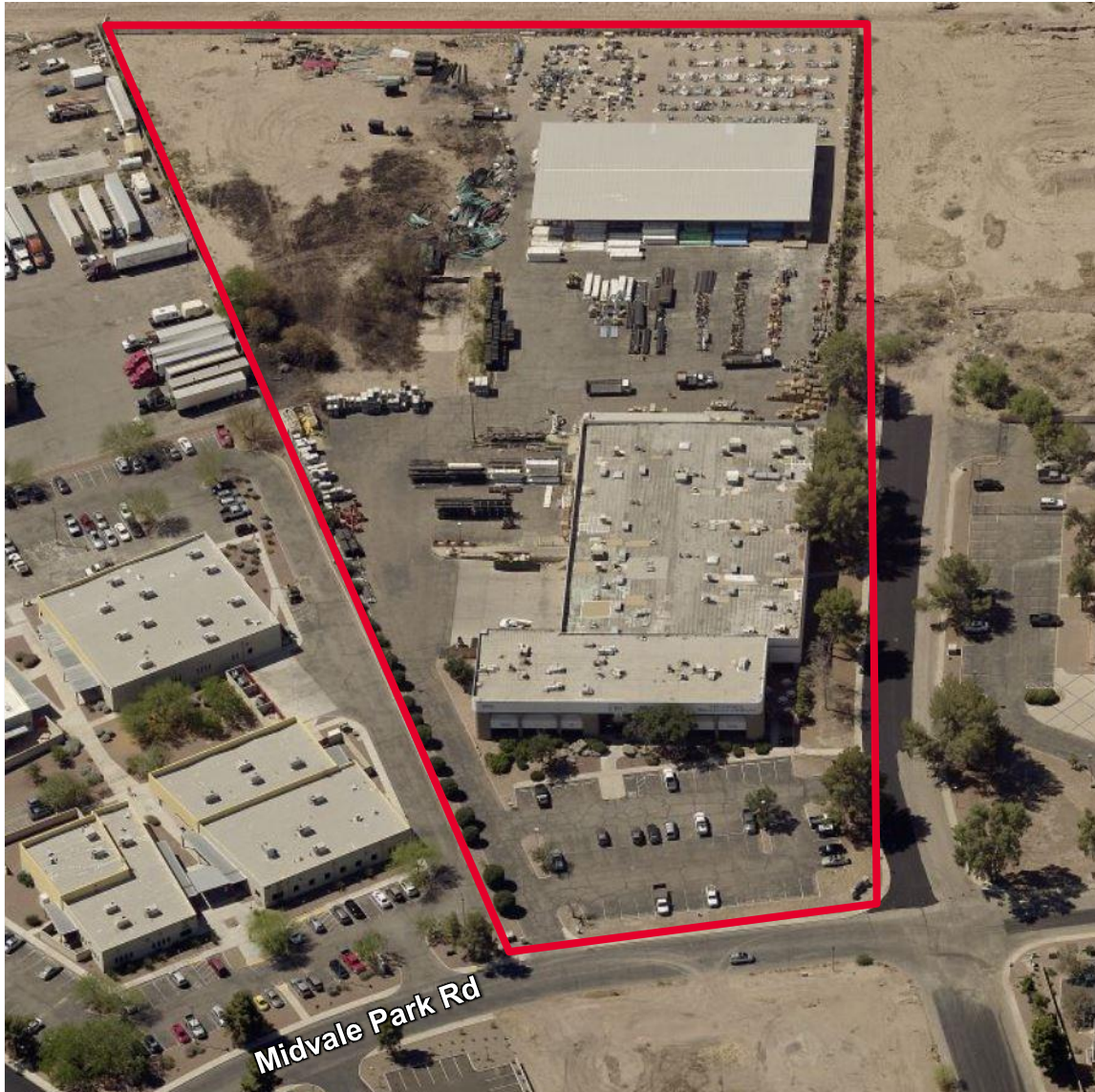
Property Details

Available	51,786 SF plus 18,000 SF work canopy area
Land Area	315,432 SF (7.8 acres)
Power	2500 amps 480V 3-Phase
Loading	5 docks and 2 grade level doors
Clear Height	24'
Zoning	I-1, Light Industrial, City of Tucson

FOR LEASE OR SALE

6701 S Midvale Park Road Tucson, Arizona 85746

Aerial



Jesse Blum, SIOR
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com



Monument Signage



Warehouse Area



Warehouse Area



Paved Yard Area

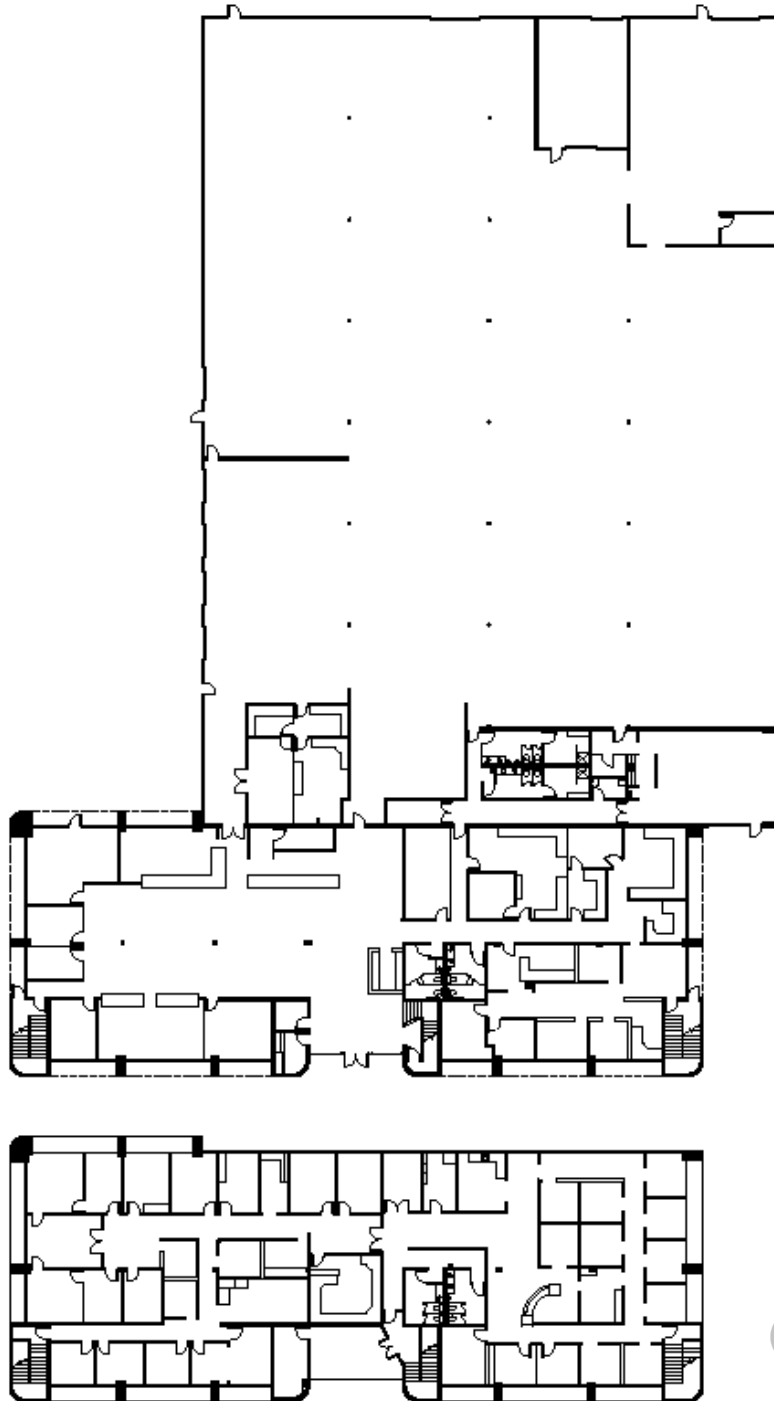


Canopy Area (note—has truck well loading)



Truck Court

Floorplan – Entire Building



Jesse Blum, SIOR
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

picor.com

Aerial



Jesse Blum, SIOR
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

picor.com

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



4.1%
UNEMPLOYMENT
RATE



56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 08/13/2025

Jesse Blum, SIOR
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

picor.com