

INDUSTRIAL / OFFICE



FOR LEASE

2,400 SF

LEASE RATE: \$1.25/SF/MO (INCLUDING NNN CHARGE)

Key Features

- Over 40,000 vehicles per day along Speedway Blvd
- 2-miles from University of Arizona
- Public transportation accessible
- Well-manicured, business park environment
- Zoning C-2, City of Tucson

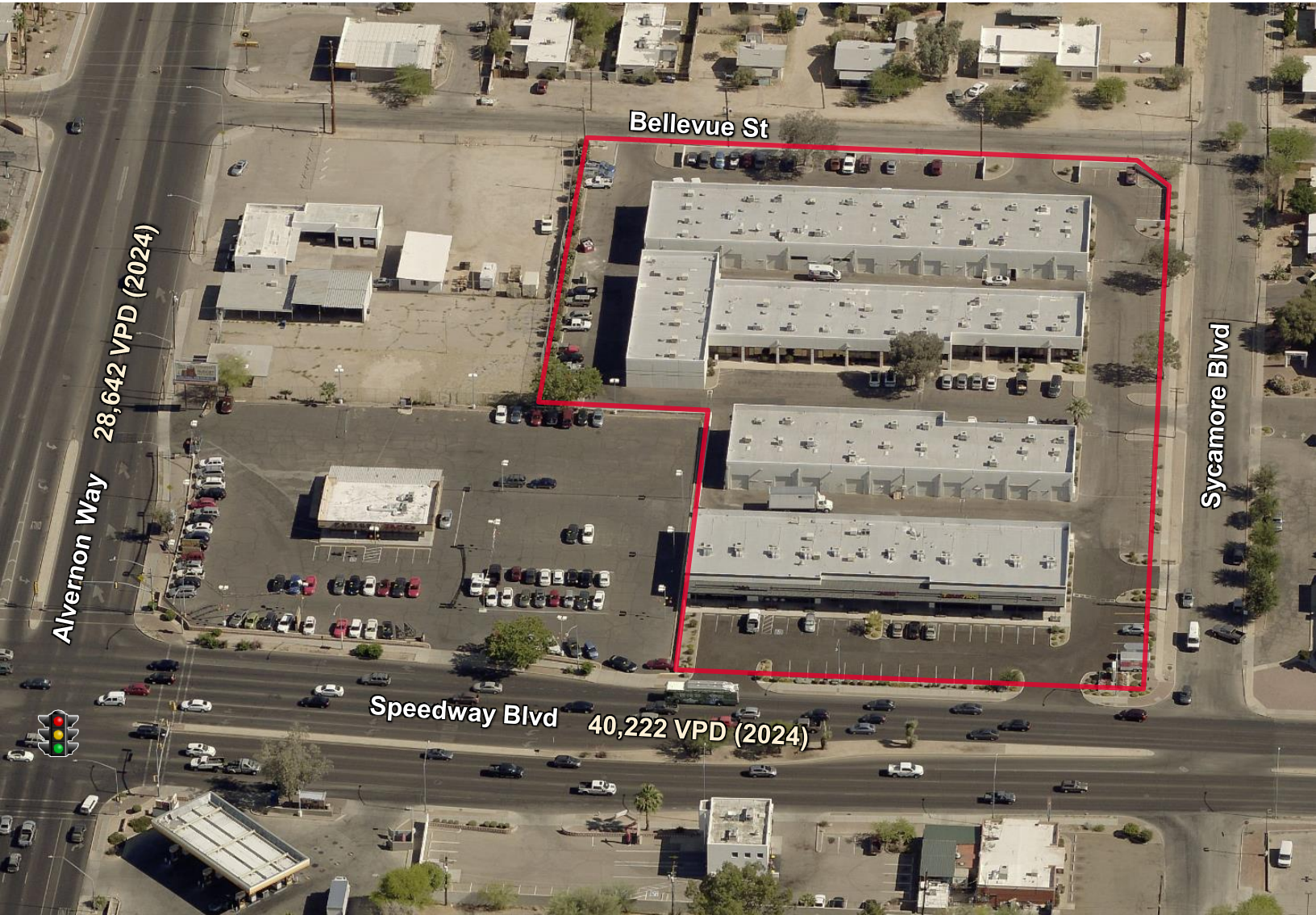
| Suite | Size (SF) | Type | Price/SF/Mo | Lease Type | Rent/Mo |
|----------------------------|-----------|-------------------|-------------|------------|---------|
| 209-210 (Available 6/1/25) | ±2,400 | Industrial / Flex | \$1.25 | NNN | \$3,000 |

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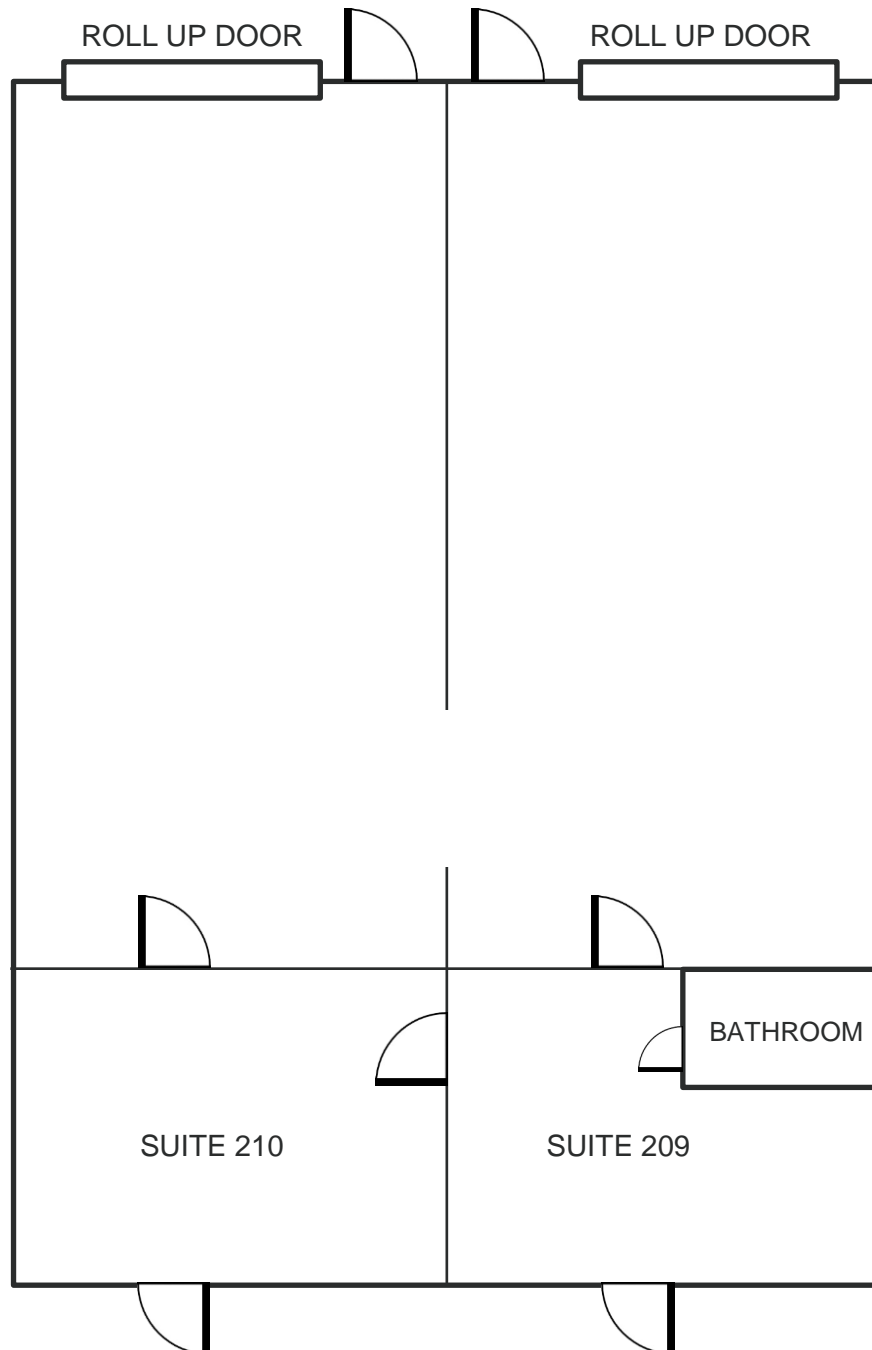
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Floor Plan – Suite 209-210



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.2%
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: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 04/23/2025

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