

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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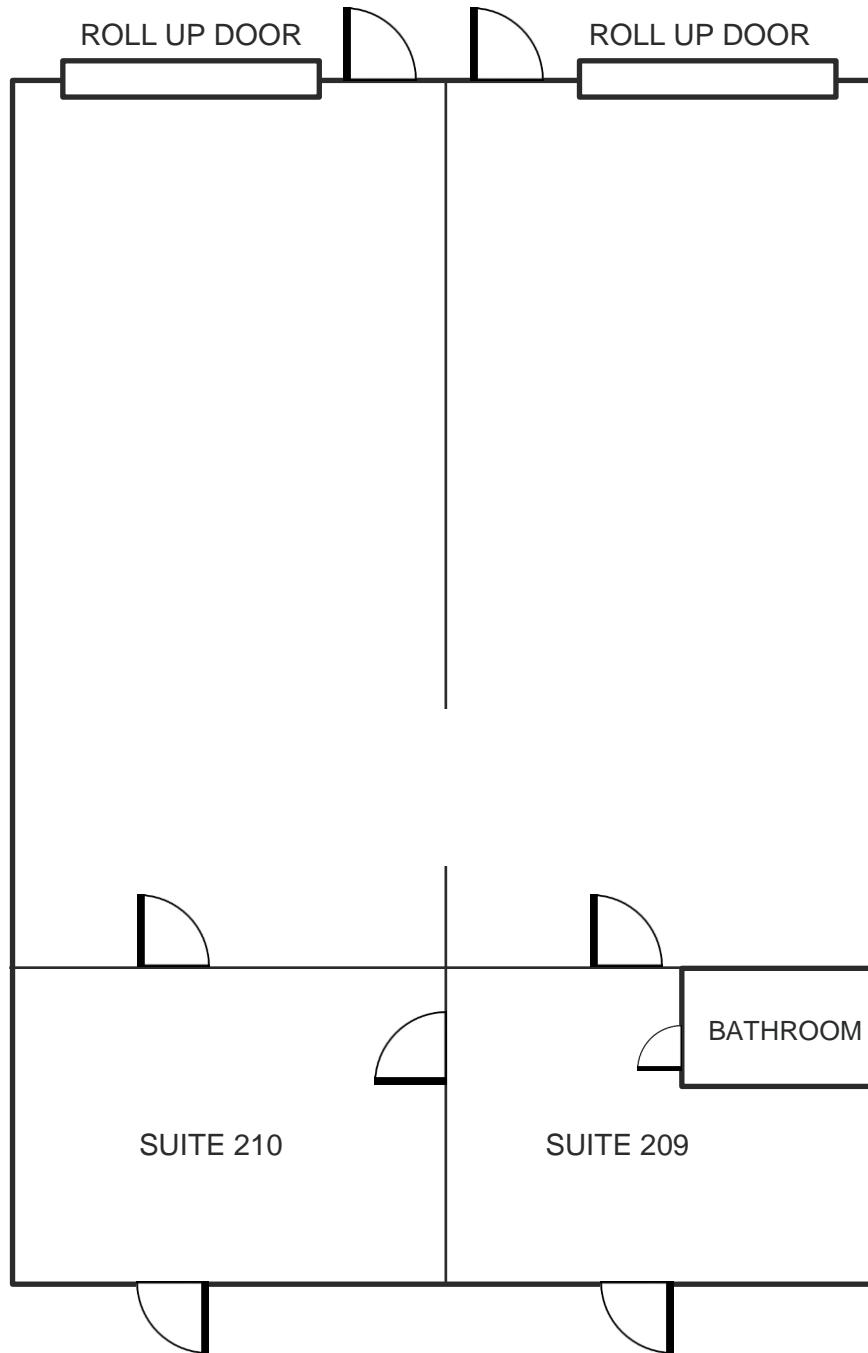
picor.com



BELLEVUE

Site Plan



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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