



FOR SALE OR LEASE

7,500 SF BUILDING ON 2.8 ACRES**SALE PRICE: \$1,350,000****LEASE RATE: \$6,800/MO NNN****Key Features**

- Very hard-to-find larger yard property in Central Tucson
- Fully fenced 2.8-acre site with two entrance gates to 29th Street
- Heavy power
- 14' tall grade doors
- Close proximity to Aviation Parkway, Interstate 10, Downtown Tucson, and the University of Arizona
- Ideal for service-related businesses—over 288,540 population within a five-mile radius

Property Details

Building Size	7,500 SF
Site Area	2.8 Acres (121,512 SF)
Current Office Buildout	40%
Clear Height	16'
Power	Est. 800A 120/208V 3-Phase Service Entrance
Loading	Two (2) 14'H x 11.5'W grade doors One (1) 14'H x 20'W grade door
Zoning	C-2, General Commercial, City of Tucson
Property Taxes	\$15,250.12 (2025)

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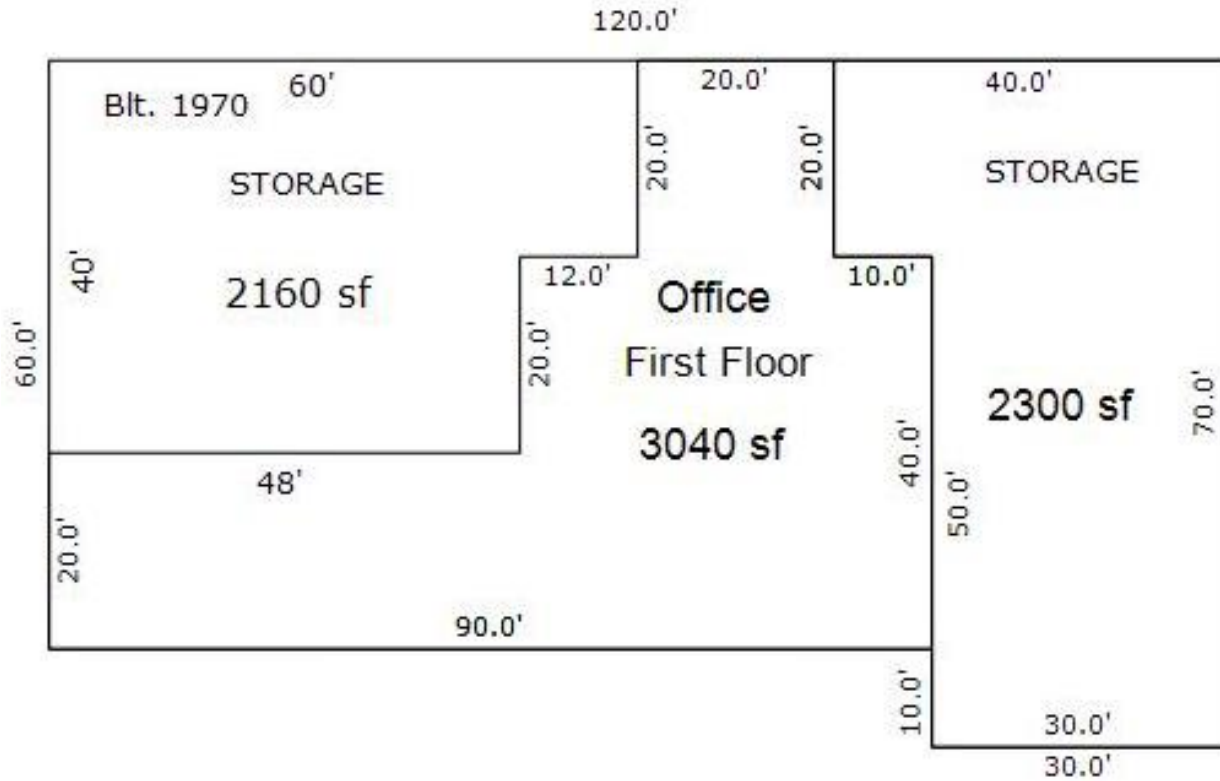
1. Downtown Tucson: 4± miles
2. University of Arizona: 3± miles
3. Catalina Foothills: 5± miles
4. Davis-Monthan Air Force Base: 1± mile
5. Aviation Corridor: 0.9± miles
6. Interstate 10: 3± miles
7. Tucson International Airport: 6± miles



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Property Photos



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Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE
(YOY)



\$74,000
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 BEST COLLEGES 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 11/13/2025

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