

FOR SALE OR LEASE


**99,858 TOTAL SF WITH 58,000 SF, INCLUDING 10,000 SF
OF MEZZANINE AVAILABLE**

SALE PRICE: \$16,950,000 (\$169.75 PER SF)

LEASE RATE: \$55,100 (95¢ PER SF) PER MONTH, NNN

Key Features

- Located in Eastside Research Commerce Center
- 5"-6" Reinforced Concrete Shop Floors
- 10,000 SF shell mezzanine included
- Heavy Power
- Headquarters Offices
- Ample parking with Semi Access

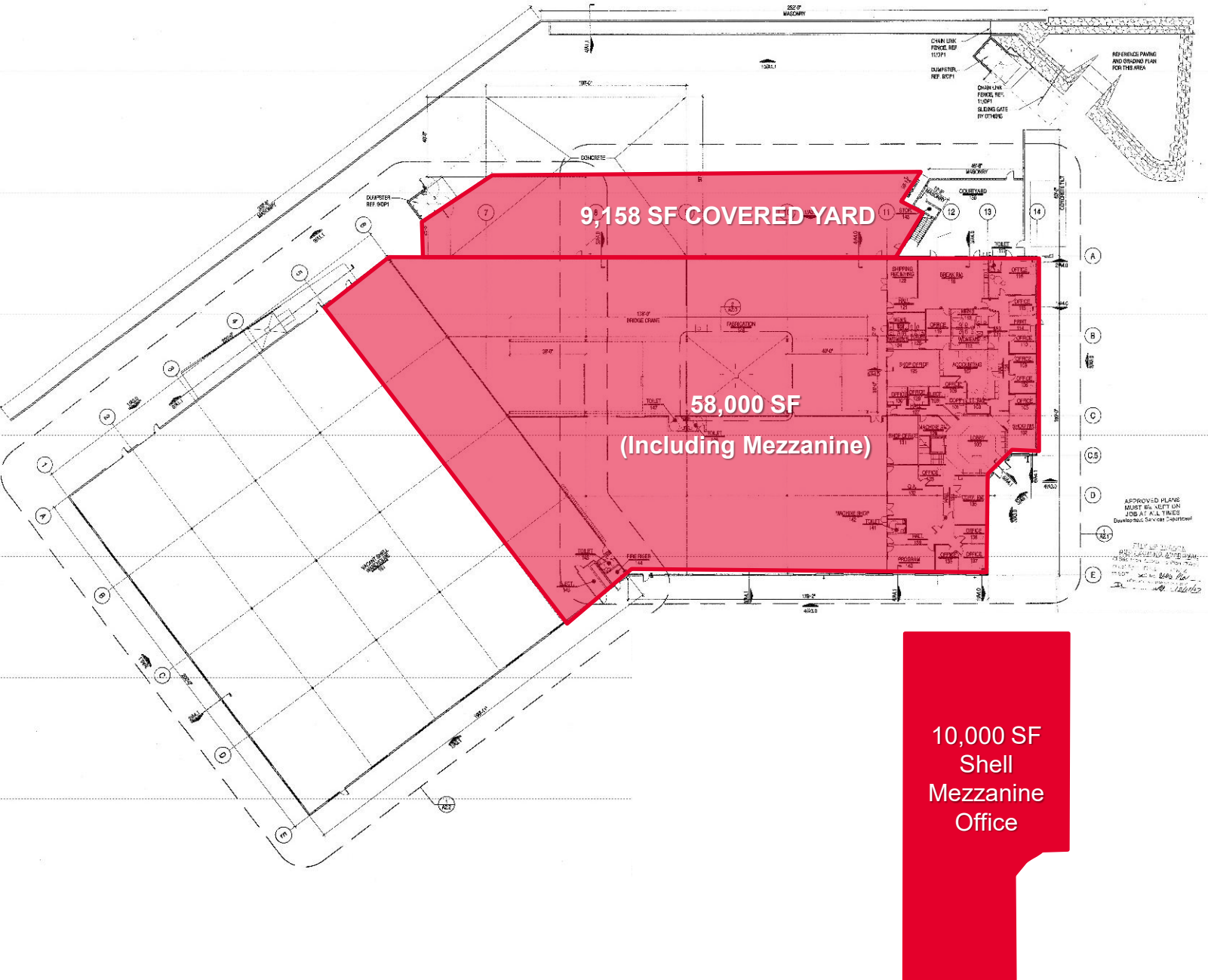
Property Details

Available	58,000 SF Including 10,000 SF of Mezzanine	Year Built	2008
Parking	252 Surface	Lot Size	5.59 Acres (Includes 9,158 SF of covered, sprinklered yard area)
Ceiling Height	24'	Zoning	I-1, City of Tucson
Loading	Grade Level & Truck Well	Property Taxes (2025)	\$123,067.59 (\$1.37/SF)
Power	5,000 Amps, 277/480 volt, 3 Phase	Possession Date	February 1, 2027
HVAC	Office: AC, Warehouse: Evap	Building Size	99,858 SF (Includes 9,158 SF of covered, sprinklered yard area)
Sprinkler	Ordinary hazard	Utilities	Water: City Sewer: County Gas: SW Gas (2" GAS LINE IN PLACE") Electric: TEP
Construction	Reinforced Concrete		

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Floor Plan



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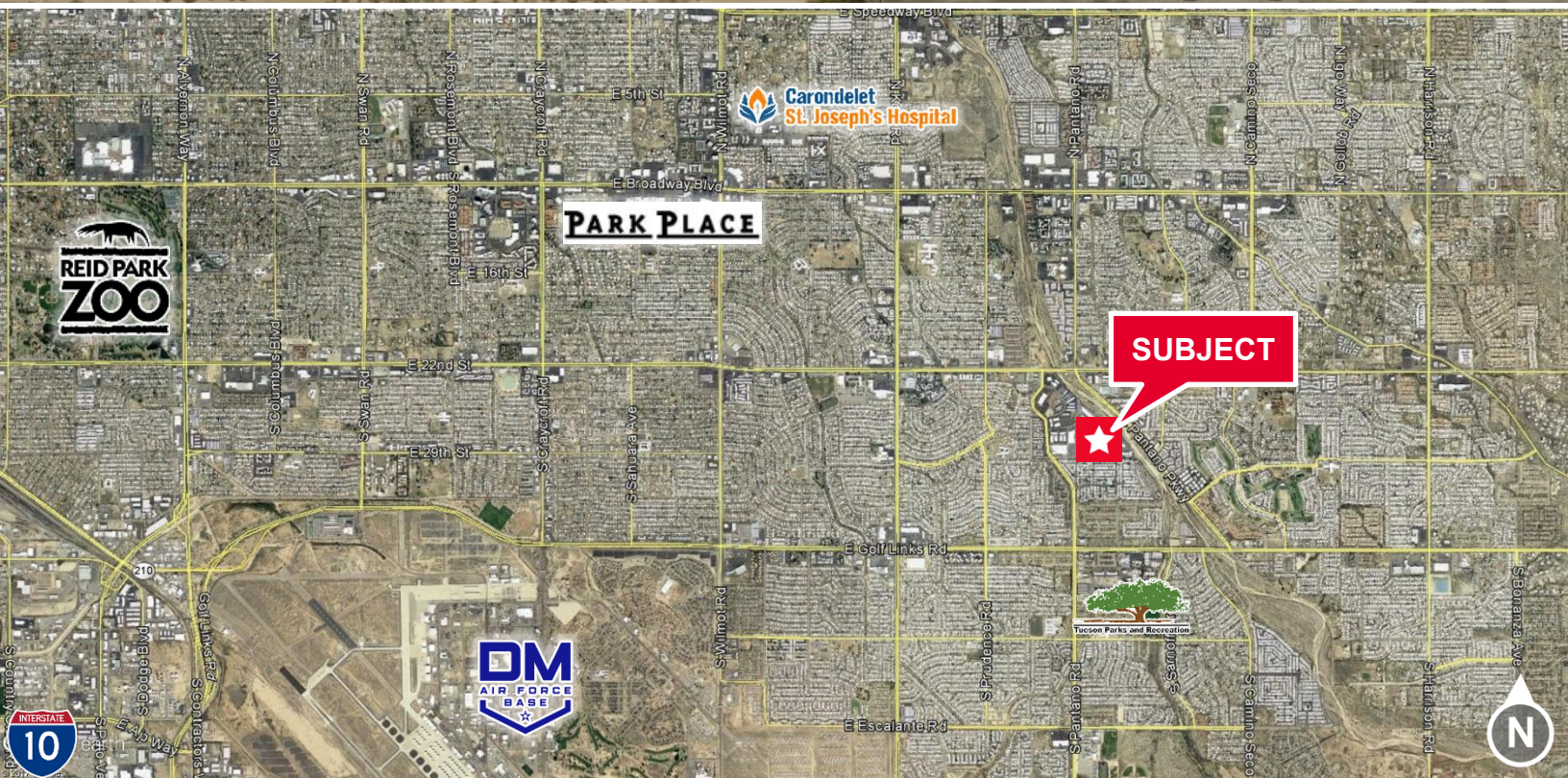
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MANUFACTURING PLANT



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

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 3/30/2026

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