



FOR SALE

**6,000 SF INDUSTRIAL BUILDING WITH YARD AREA
SALE PRICE: \$840,000 (\$140/SF)**

Key Features

- Premier location—within one-mile of Interstate 10, Tucson Marketplace at the Bridges (Costco, Walmart, numerous restaurants and services), Kino Sports Complex, and the Mosaic Quarter Sports and Entertainment development
- Close proximity to Downtown Tucson, the University of Arizona, Interstate 19, and the Tucson International Airport
- Fully fenced and gated yard area
- Heavy power
- Clear span interior
- Ideal for service-related businesses—224,200± population within a five-mile radius
- Located in an Opportunity Zone

Property Details

Building Size	6,000 SF
Site Area	24,321 SF
Year Built	1997
Current Office Buildout	40% (including three restrooms)
Clear Height	13.5' to 16.5'
Loading	One (1) 10'x10' grade door
Power	1200A 600V 3-Phase
Zoning	I-1, Light Industrial, City of Tucson
Property Taxes	\$9,121.95 (2025)

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Property Photos



Location Overview

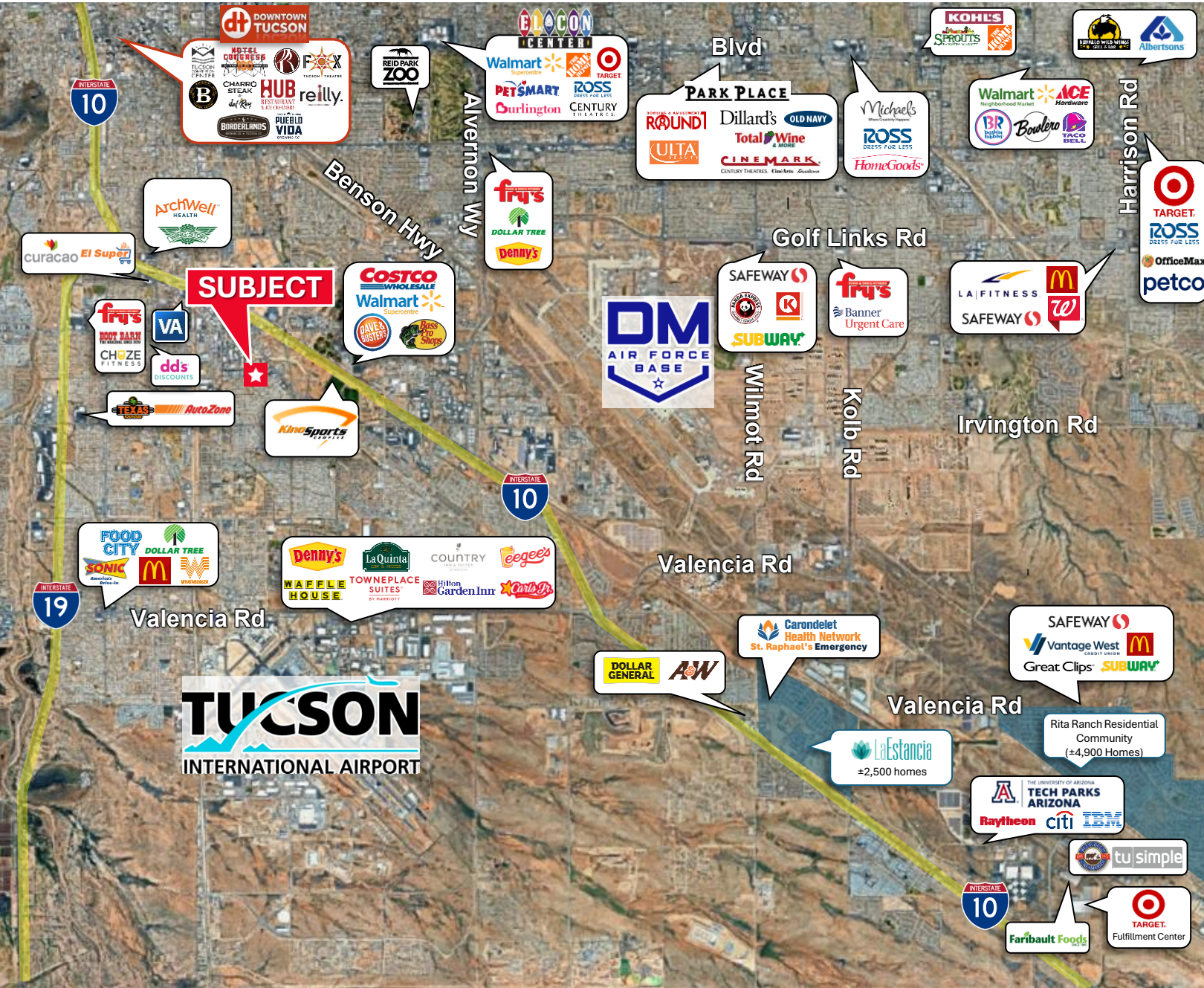
Located in one of Tucson's fastest-growing districts just off I-10, the subject property sits in the center of major new development and amenities. Marketplace at The Bridges is a 350-acre mixed-use development at the center of south Tucson's growth, anchored by Tucson Marketplace. This retail hub features Costco, Walmart, Cinemark, Dave & Buster's, and Arizona's first 100,000 SF Bass Pro Shops, drawing shoppers, families, and outdoor enthusiasts from across the region. The development also benefits from the University of Arizona Tech Park's 1.2 million SF office/lab expansion and a new Loop pedestrian bridge connecting area parks.

Kino Sports Complex, directly adjacent to The Bridges, spans over 300 acres and serves as Tucson's leading public athletic venue. It offers upgraded stadiums, baseball and soccer fields, pickleball courts, and clubhouses, hosting local, national, and international events, including the 2025 World Baseball Classic qualifiers, supported by \$1.12 million in recent renovations.

Mosaic Quarter, now under construction next to Kino Sports Complex, is a \$425 million, privately funded sports and entertainment complex. Opening in spring 2027, Phase 1 features a 175,000 SF Iceplex (three NHL-sized rinks) and a 131,000 SF Field House for basketball, volleyball, and more, along with new restaurants and retail. Future phases add hotels and a stadium, positioning the area as a true destination for sports, events, and year-round activity.



Trade Map



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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



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
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