



LAB / WAREHOUSE

4,615± SF Available
Lease Rate: 95¢/SF Per Month, MG

Address	SF Available	Lease Rate
325 S. Euclid Ave Suite 115	4,615± SF	\$4,384.25 / Mo, MG

Property Highlights

- Office/lab spaces
- Floor plan can be remodeled to suit
- Nicely maintained business park
- Close proximity to Downtown and the U of A
- Located in the Opportunity Zone



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PICOR Commercial Real Estate Services
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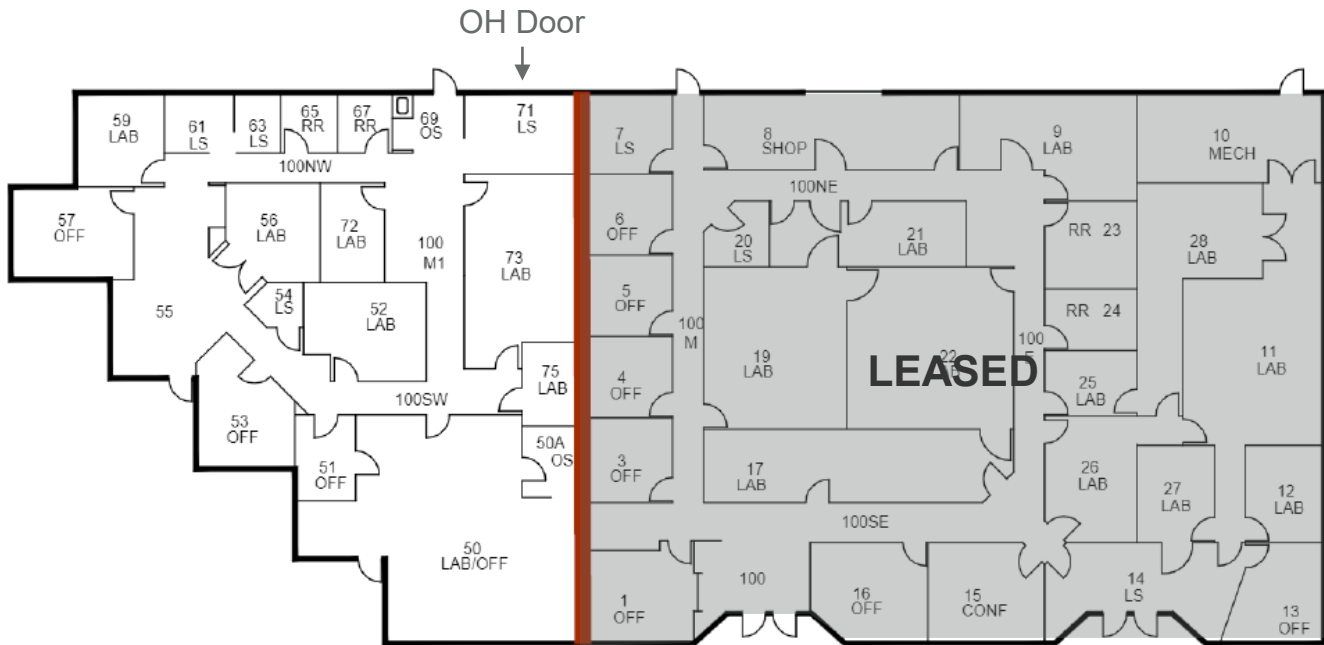
Floor Plan

325 S. Euclid Ave Suite 115

LAB/WAREHOUSE

Property Details

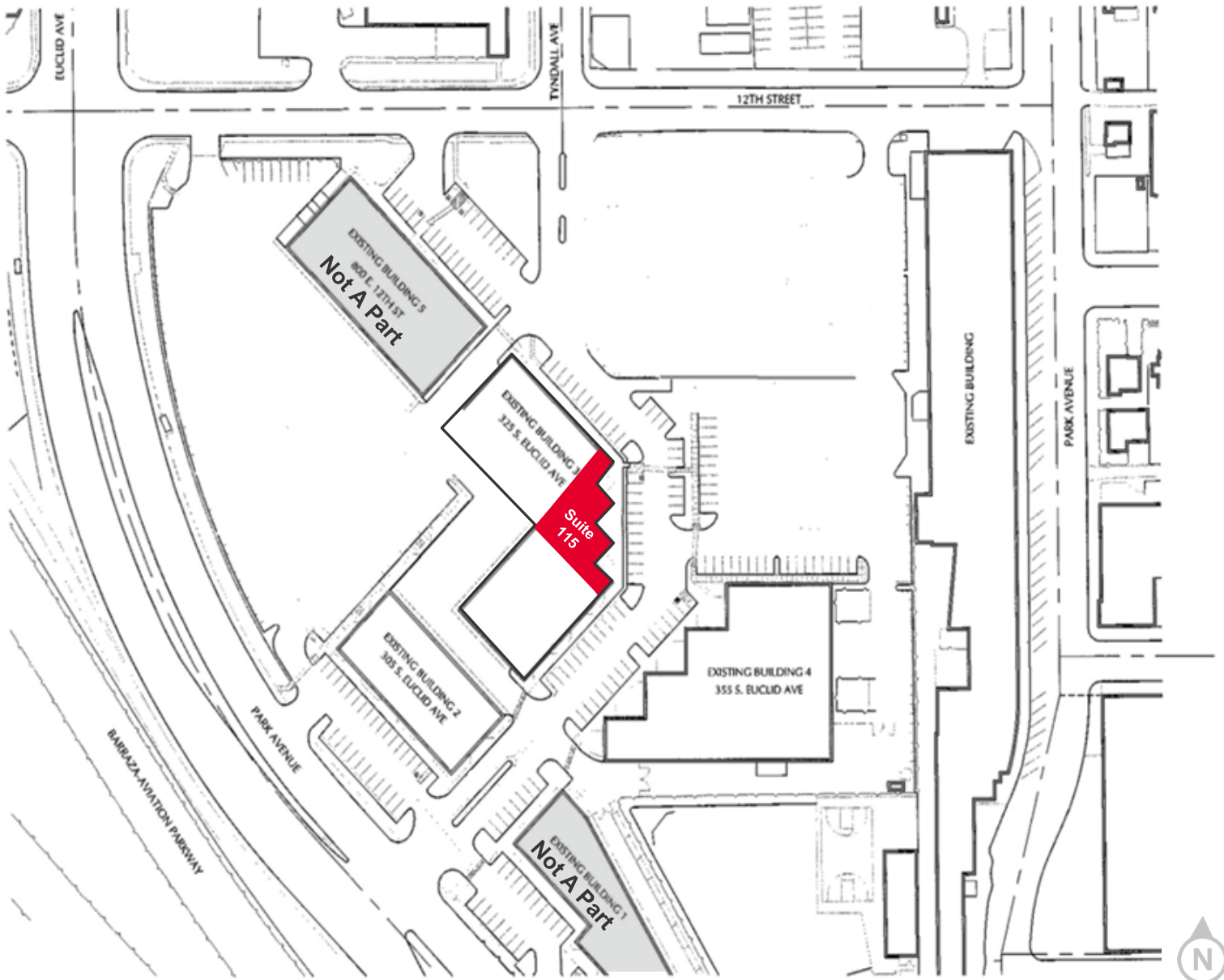
Available SF	4,615± SF
Ceiling Height	14'
Loading	10x10 Grade Level
Power	120/240 volt, 3 Phase (Heavy)
HVAC	100% A/C
Construction	Concrete Tilt-Up
Year Built	1988
Zoning	I-1 (Light Industrial, City of Tucson)



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Site Plan



*NOT TO SCALE

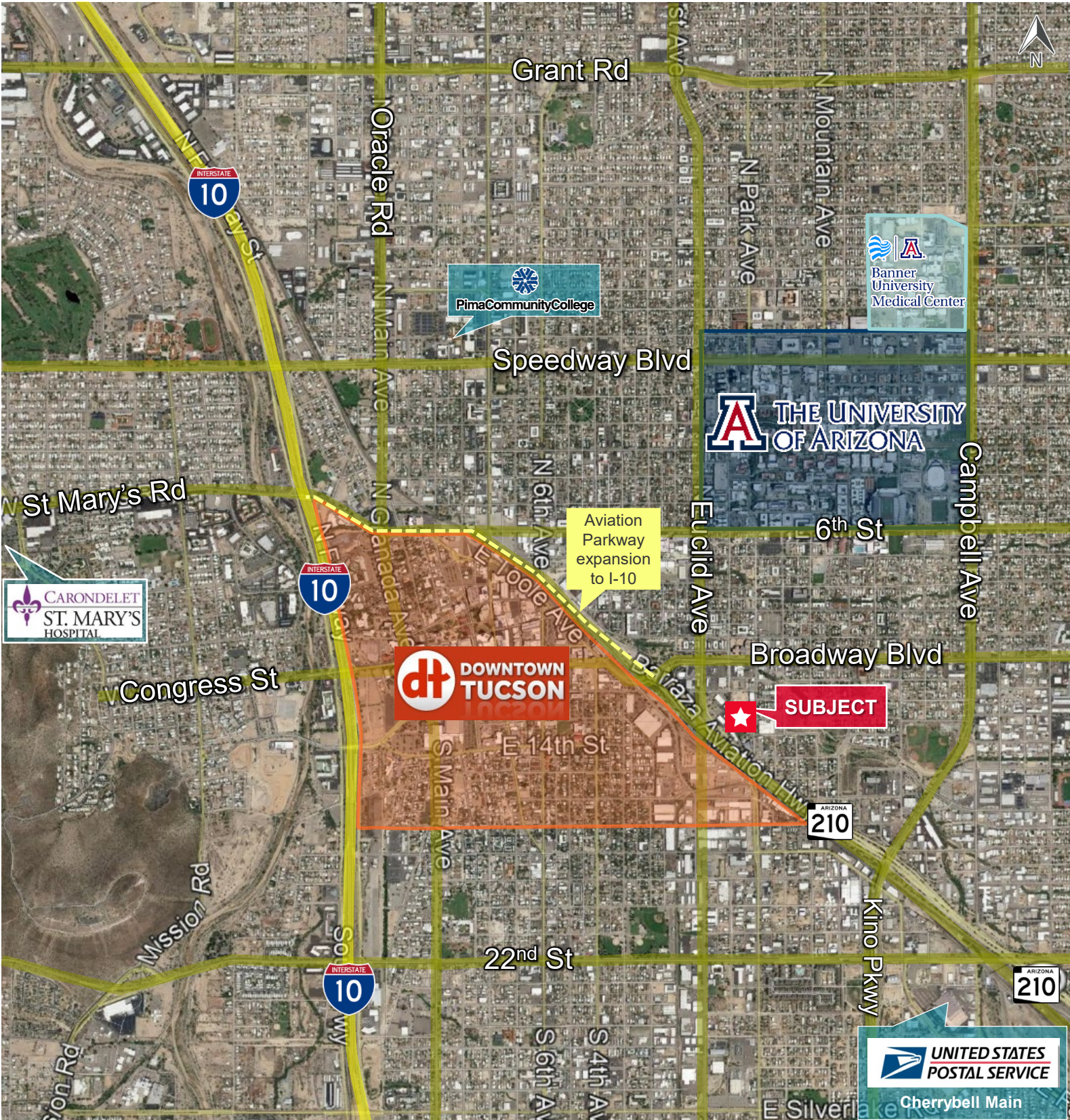
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7/19/2024



CUSHMAN & WAKEFIELD | PICOR
TUCSON
At a Glance

 **1.072M**
 TUCSON MSA
 POPULATION

 **437,780**
 TOTAL HOUSEHOLDS

 **30%**
 COLLEGE
 EDUCATION

 **1.3%**
 POPULATION
 GROWTH RATE

 **\$59,215**
 MEDIAN HOUSEHOLD
 INCOME

 **3.2%**
 UNEMPLOYMENT
 RATE

Source: arizona.edu, BLS, ACS 02/19/24

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
 2. RAYTHEON MISSILE SYSTEMS- 13,000
 3. DAVIS-MONTHAN AFB- 11,769
 4. STATE OF ARIZONA – 8,580
- www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Cushman & Wakefield | PICOR



46,932

**UNIVERSITY OF ARIZONA
 TOTAL ENROLLMENT, 2024**

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS
 U.S. News & World Report