

FOR SALE  
16,895 SF

CUSHMAN &  
WAKEFIELD

PICOR



4051 W. COSTCO DRIVE  
Tucson, AZ 85741

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# PROPERTY HIGHLIGHTS

- 16,895 SF flex industrial building on 2.82 acres
- Zoned HI (Heavy Industrial) in northwest Tucson, near I-10
- Single-tenant, block construction with 1,000 AMP power
- High-demand location with nearby retail, entertainment, and residential
- Ideal for manufacturers or R&D users matching current buildout
- Ideally suited for manufacturers or R&D firms compatible with the existing buildout

Building Size: 16,895 SF

Sale Price: \$2,500,000

Site Area: 2.82 Acres

Clear Height: 16' Estimated

Sprinkler: Wet Pipe Sprinkler System

Zoning: Zoned HI (Heavy Industrial)

Year Built: 1999

Other: Secured Rear Yard



*\*Inquire with agent regarding tower access easement*

Costco Dr

Cellular  
Tower &  
Equipment\*



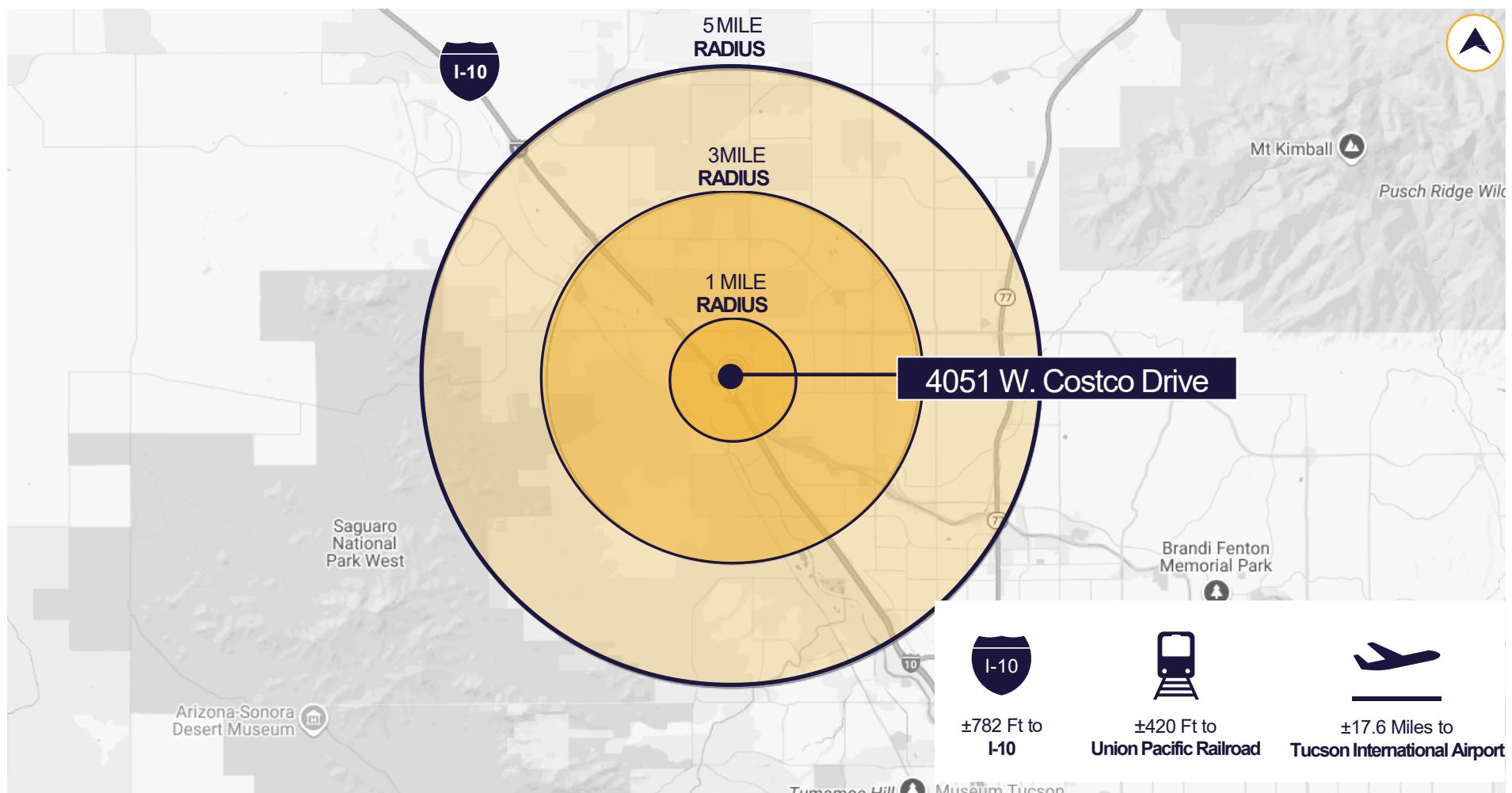
**AERIAL**



# A DRIVING WORKFORCE

- Prime industrial location near I-10 and the Union Pacific Railroad, offering excellent regional and national distribution access
- Zoned HI (Heavy Industrial) in northwest Tucson, surrounded by major retailers, entertainment, and residential developments
- Situated in a high-demand industrial area surrounded by retail, entertainment, and residential developments for added convenience

	<b>4,836</b> POPULATION <small>Within 1 Mile</small>		<b>\$78,896</b> AVG. INCOME <small>Within 1 Mile</small>		<b>\$226,872</b> AVG. HOME VALUE <small>Within 1 Mile</small>		<b>3,856</b> EMPLOYEES <small>Within 1 Mile</small>
	<b>127,815</b> POPULATION <small>Within 5 Miles</small>		<b>\$106,441</b> AVG. INCOME <small>Within 5 Miles</small>		<b>\$306,898</b> AVG. HOME VALUE <small>Within 5 Miles</small>		<b>44,613</b> EMPLOYEES <small>Within 5 Miles</small>



# TRANSPORTATION & TRADE

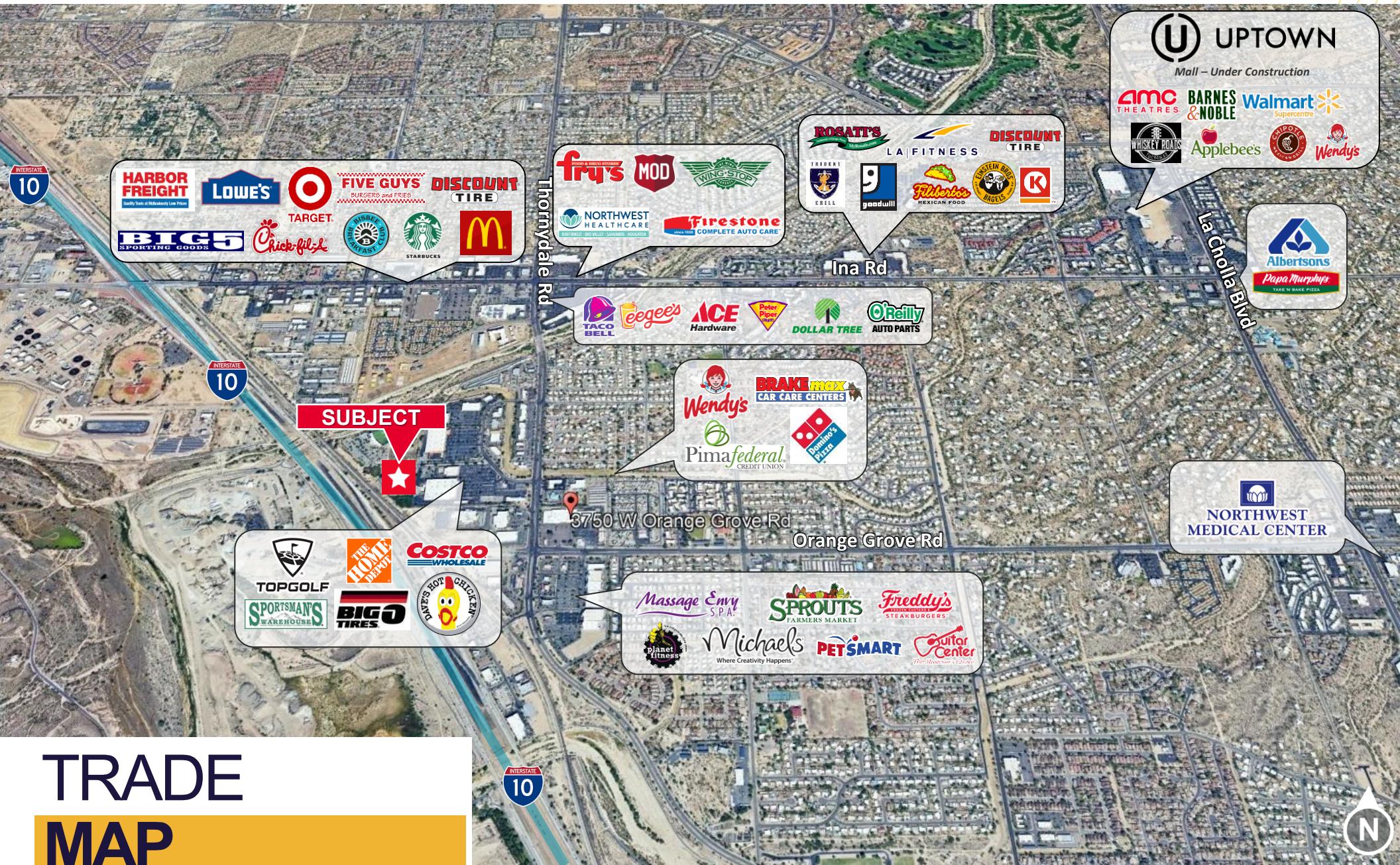


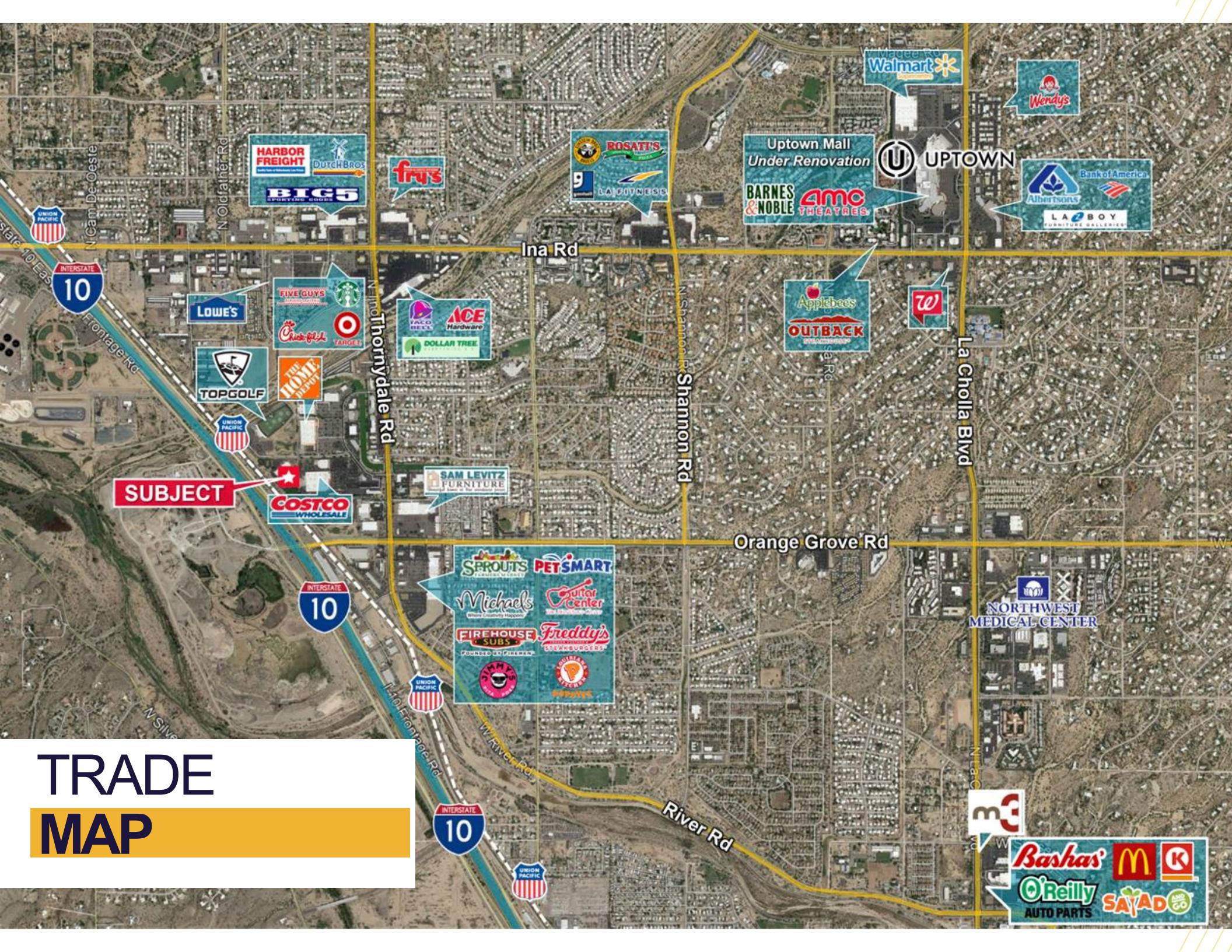
Tucson boasts a well-connected transportation network, anchored by three major interstate freeways. I-10 runs from California to Florida, providing a vital east-west corridor. I-19 connects Southern Arizona to the Mexican border and offers the fastest route from Tucson or Phoenix to the border. Meanwhile, I-8 heads west toward San Diego and Southern California, enhancing regional access.

In terms of rail transportation, Tucson benefits from the Union Pacific Railroad, which encompasses The Port of Tucson—a comprehensive inland port, rail yard, and intermodal facility. Spanning over 264 acres, this port offers a range of logistics solutions for warehousing, distribution, and manufacturing facilities at the University of Arizona Tech Parks.

Despite being located in the desert, Tucson has access to deep-water ports through several locations, including San Diego, Los Angeles, Houston, and Mexico. The nearest port, The Port of Guaymas in Mexico, lies approximately 315 miles south of Tucson in the Gulf of California. Additionally, The Port of Los Angeles, situated 484 miles northwest of Tucson, is within reach. These ports grant Tucson convenient access to shipping destinations overseas.

Tucson International Airport serves as a crucial point of entry. It provides non-stop services to various cities, including Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Portland, Seattle/Tacoma, Salt Lake City, Denver, Houston, Dallas/Ft Worth, Minneapolis, Chicago, Atlanta, New York, and more.





# TRADE MAP

# TUCSON MARKET OVERVIEW

 **1.08M**  
TUCSON MSA  
POPULATION

 **1.1%**  
POPULATION  
GROWTH RATE

 **456,600**  
TOTAL  
HOUSEHOLDS

 **\$74,400**  
MEDIAN HOUSEHOLD  
INCOME

 **35%**  
COLLEGE  
EDUCATION

 **3.9%**  
UNEMPLOYMENT  
RATE

 **±56,544**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

- #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

## 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

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



# CONTACT INFORMATION

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