

FOR SALE
16,895 SF



**CUSHMAN &
WAKEFIELD**



PICOR



4051 W. COSTCO DRIVE

Tucson, AZ 85741

Jesse Blum, SIOR / Principal, Industrial Properties / +1 520 546 2772 / jblum@picor.com

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



4,836
POPULATION
Within 1 Mile



\$78,896
AVG. INCOME
Within 1 Mile



\$226,872
AVG. HOMEVALUE
Within 1 Mile



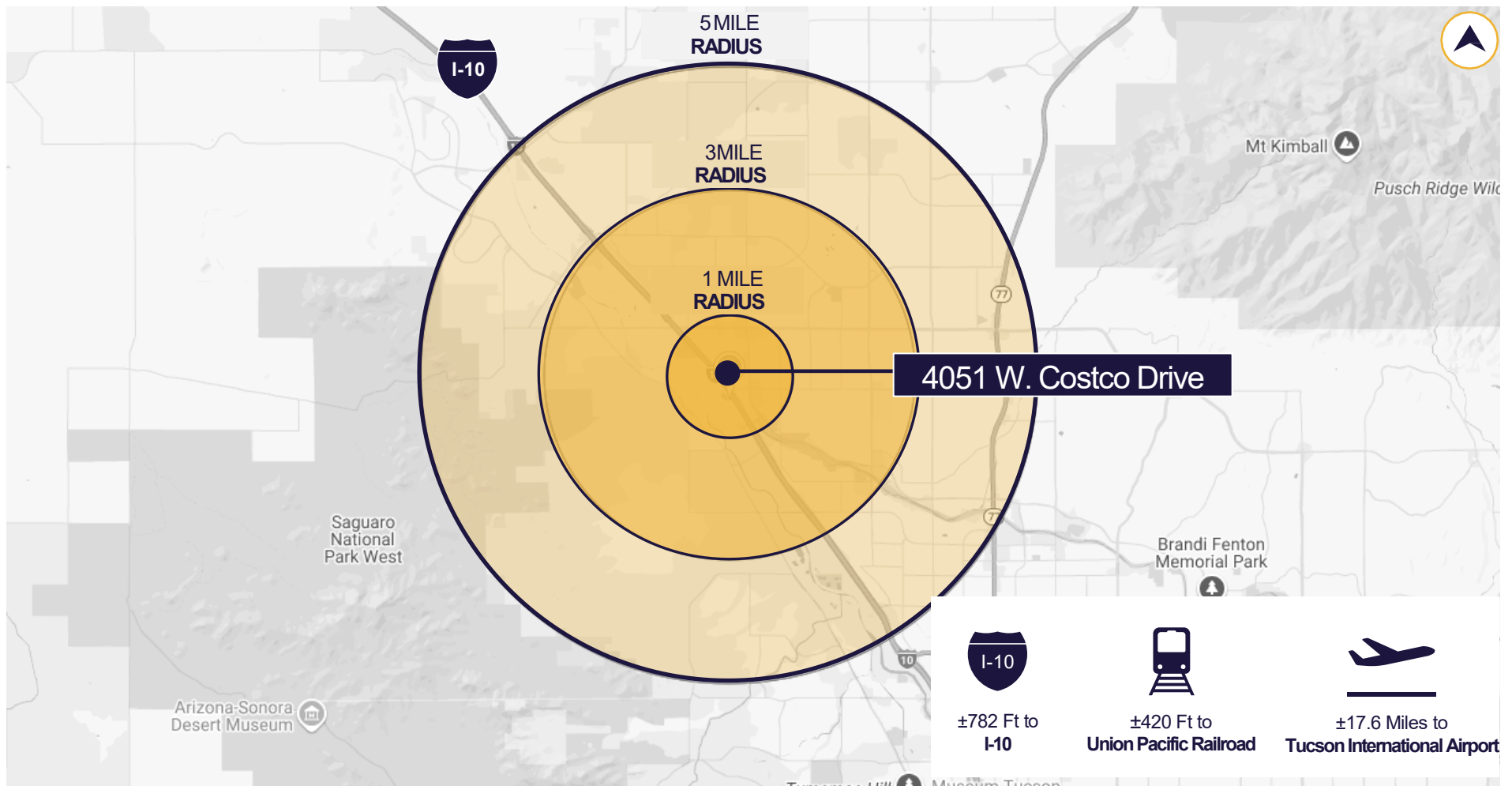
3,856
EMPLOYEES
Within 1 Mile

127,815
POPULATION
Within 5 Miles

\$106,441
AVG. INCOME
Within 5 Miles

\$306,898
AVG. HOMEVALUE
Within 5 Miles

44,613
EMPLOYEES
Within 5 Miles



TRANSPORTATION & TRADE

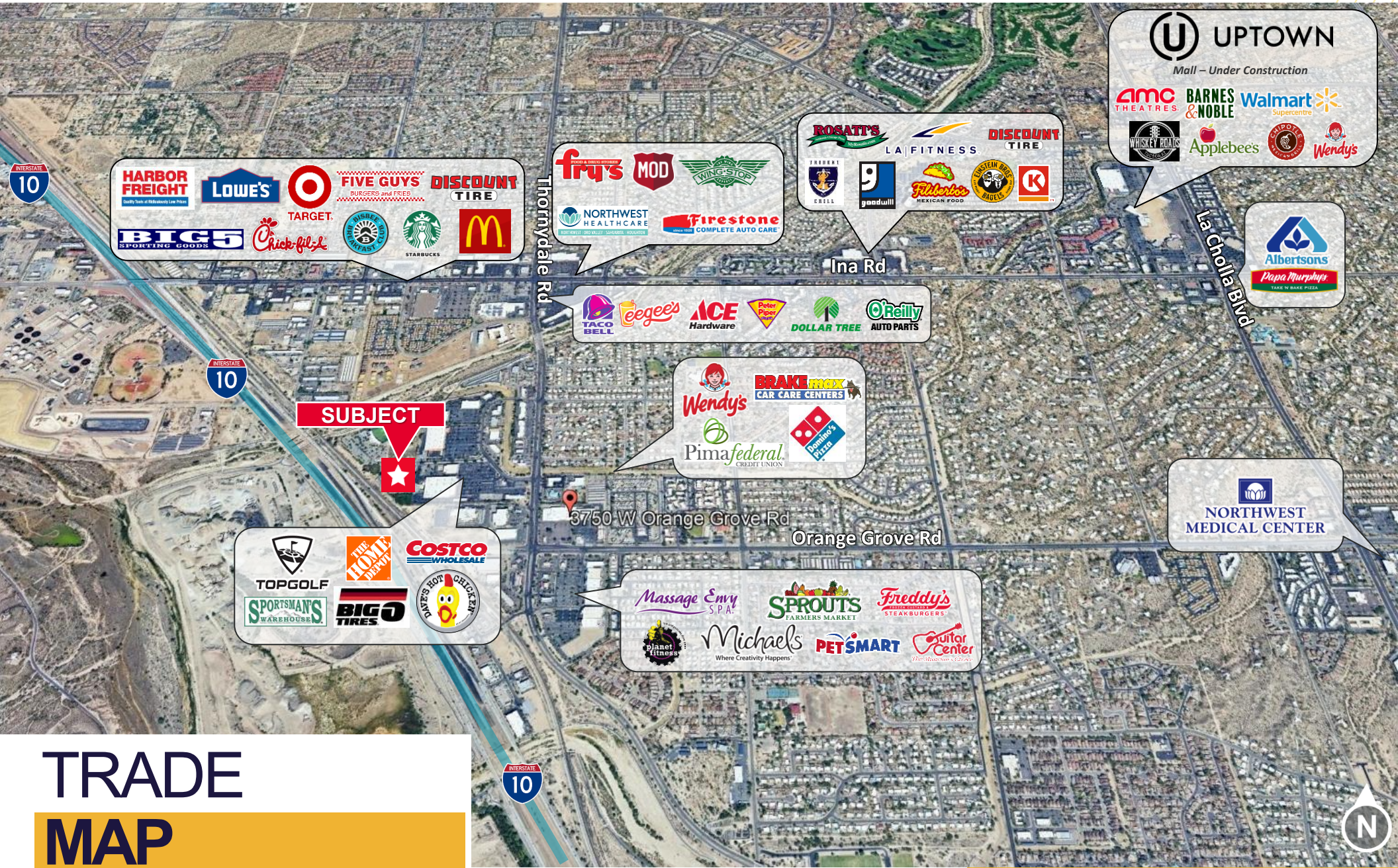


Tucson boasts a well-connected transportation network, anchored by three major interstate freeways. I-10 runs from California to Florida, providing a vital east-west corridor. I-19 connects Southern Arizona to the Mexican border and offers the fastest route from Tucson or Phoenix to the border. Meanwhile,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

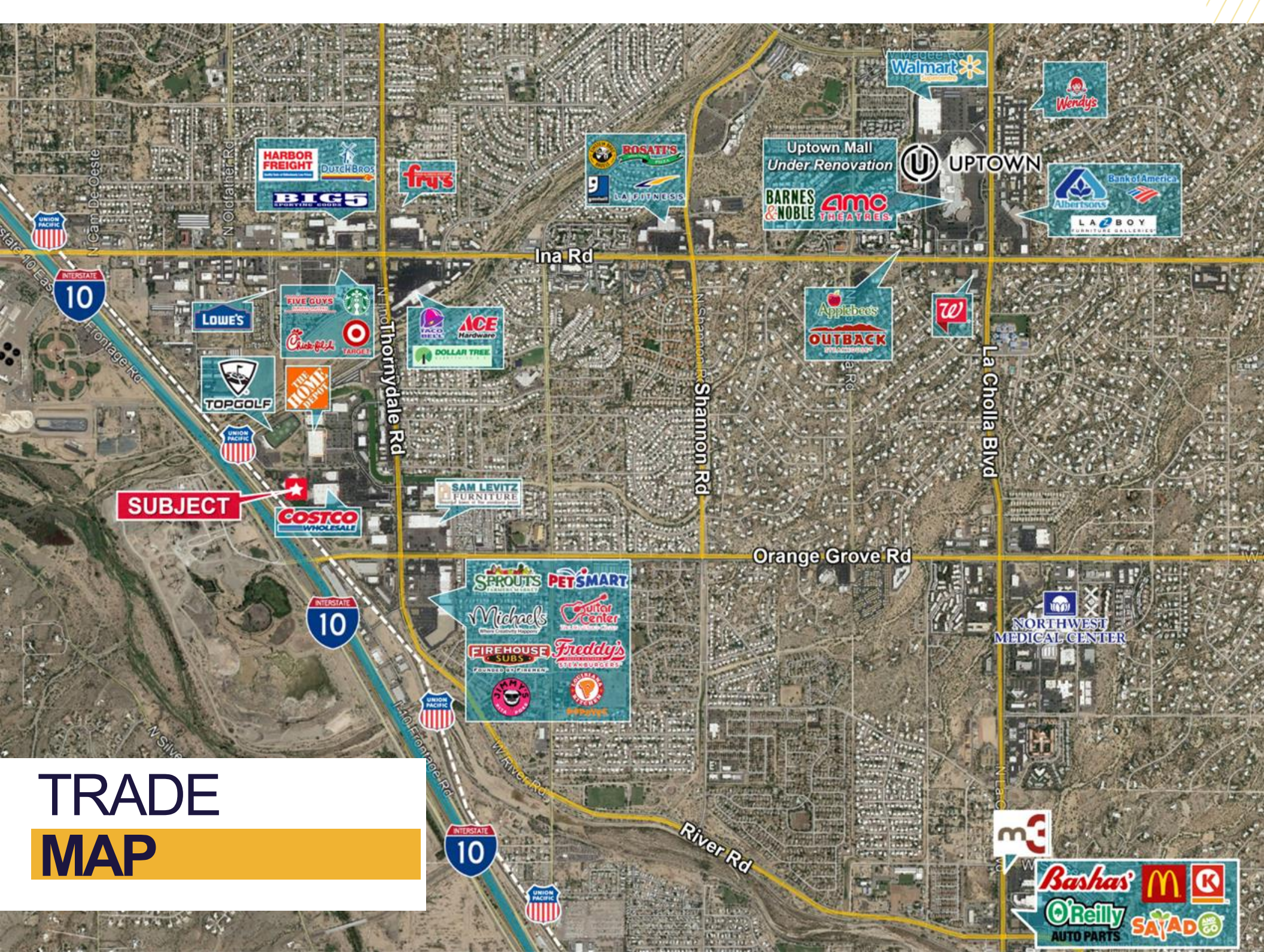
In terms of rail transportation, Tucson benefits from the Union Pacific Railroad, which encompasses The Port of Tucson—a comprehensive inland port, rail yard, and intermodal facility. Spanning over 264 acres, this port offers a range of logistics solutions for warehousing, distribution, and manufacturing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



TRADE MAP

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



3.9%

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

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

- #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

CONTACT INFORMATION

JESSE BLUM, SIOR

Principal, Industrial Properties

+1 520 546 2772

jblum@picor.com



**CUSHMAN &
WAKEFIELD**



PICOR



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9/9/2025