

Industrial | For Lease

Julian Commerce Center

5120 S Julian Dr | Tucson, AZ 85739



**JULIAN COMMERCE
CENTER**

Renovations Currently Underway



CBRE

**Schnitzer
PROPERTIES**

Rendering of planned renovation

Property Overview

The Julian Commerce Center is a versatile property located at the I-10/Irvington Rd interchange offering excellent accessibility and visibility. The property features ample parking and potential for trailer parking, of which is in high demand within the Tucson market. Renovations are currently underway, and completion estimated for 4th Quarter of 2025. Planned renovation to include HVAC warehouse, upgraded lighting, modern finishes, additional loading, etc.



Building Size	±140,405 SF
Lease Rate	\$0.85-\$0.90/SF/Month NNN
Bay Size	±30,548 SF – ±140,405 SF
Clear Height	18'
Year of Construction	1986
Year of Renovation	2025
Loading	(4) 12'x14' grade level doors (13) 9'x10' dock high doors
Power	800 Amps, 480v, 3-phase
Gas Provider	Southwest Gas
Construction	Concrete Tilt-Up
Zoning	CI-1, Light Industrial (Pima County)
Parking Ratio	6:1,000 SF



Image taken prior to renovation

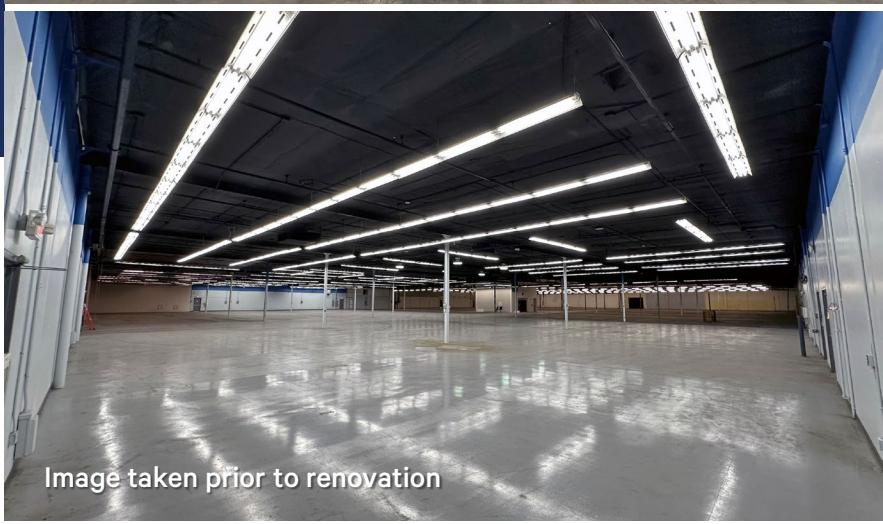


Image taken prior to renovation

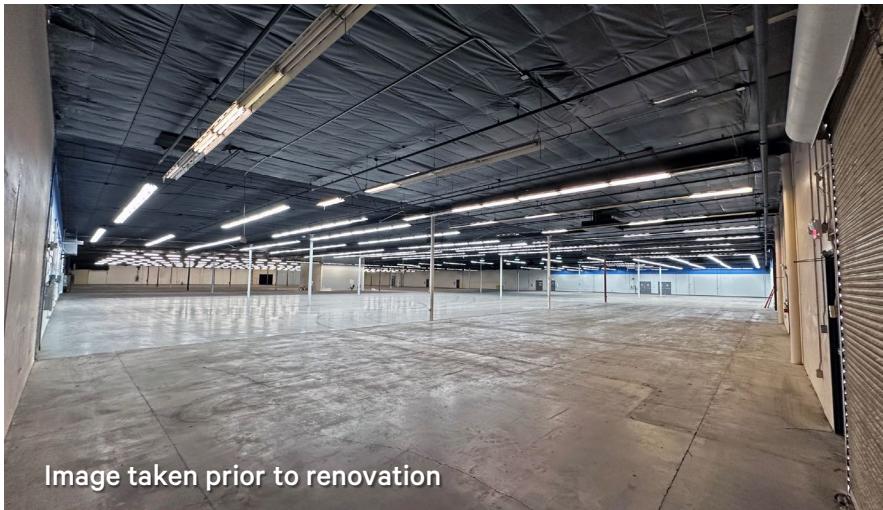


Image taken prior to renovation

Close-Up Map



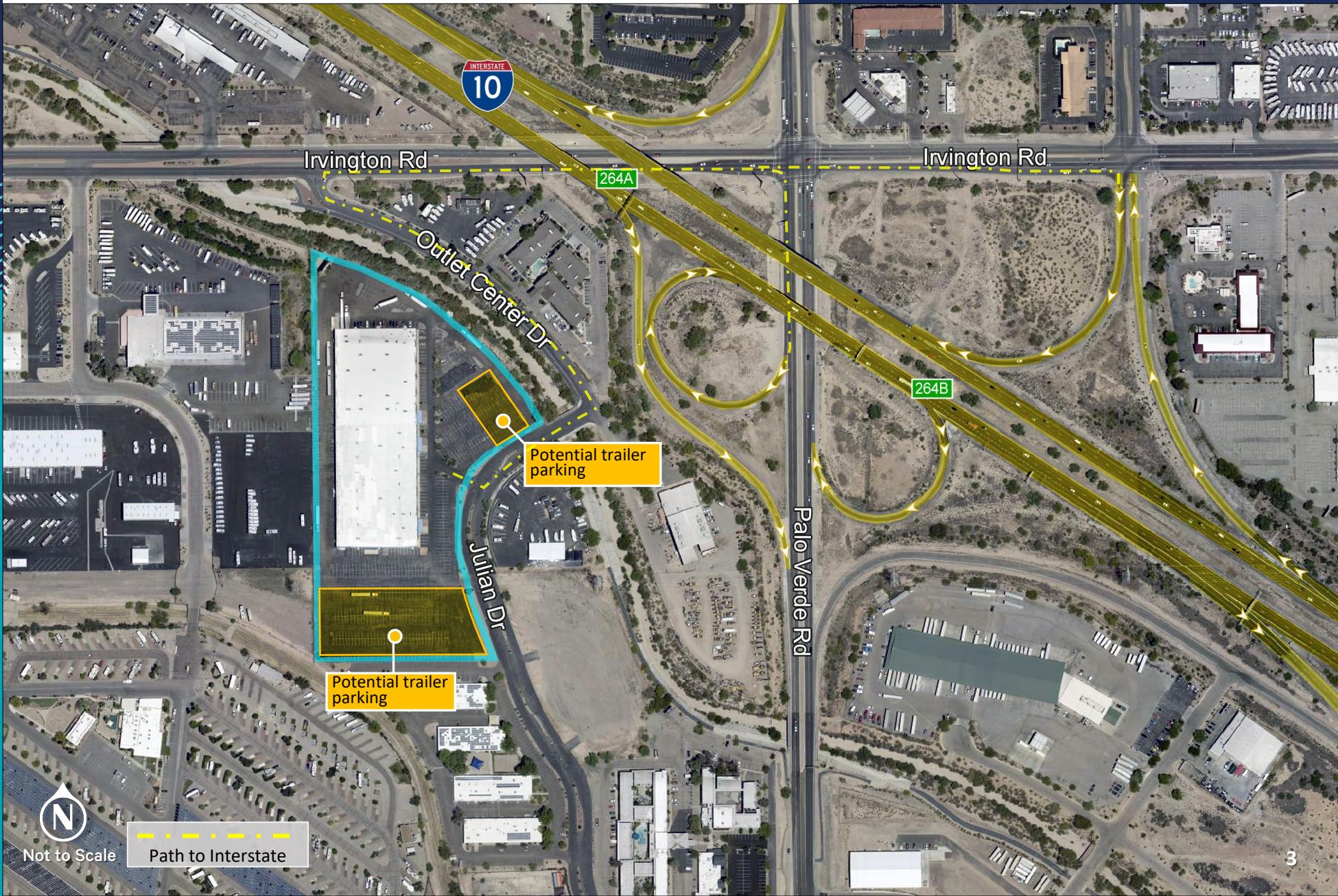
Highway

Less than half a mile to Interstate 10



Airport

4 miles from the Tucson International Airport



Industrial Specifications

Suite	Total SF	Office SF	Warehouse SF	Power	Loading Doors	Monthly Lease Rate PSF	CAM PSF	Monthly Rent	Date Vacant	Vacancy Plan
110	±30,954	±2,210	±28,744	200 Amps 480v	4 Dock / 1 Grade	\$0.90	\$0.17	\$33,028	12.01.24	Spec TI Est. Completion Winter 2025
130	±30,548	±2,199	±28,349	200 Amps 480v	3 Dock / 1 Grade	\$0.90	\$0.17	\$32,595	12.01.24	Spec TI Est. Completion Winter 2025
110/130	±61,502	±4,409	±57,093	400 Amps 480v	7 Dock / 2 Grade	\$0.88	\$0.17	\$64,393	12.01.24	Spec TI Est. Completion Winter 2025
160	±35,165	±2,191	±32,974	200 Amps 480v	3 Dock / 1 Grade	\$0.90	\$0.17	\$37,521	12.01.24	Spec TI Est. Completion Winter 2025
190	±43,738	±2,211	±41,527	200 Amps 480v	3 Dock / 1 Grade	\$0.89	\$0.17	\$46,231	12.01.24	Spec TI Est. Completion Winter 2025
160/190	±78,903	±4,402	±74,501	400 Amps 480v	6 Dock / 2 Grade	\$0.87	\$0.17	\$81,822	12.01.24	Spec TI Est. Completion Winter 2025
110-190	±140,405	±8,811	±131,594	800 Amps 480v	13 Dock / 4 Grade	\$0.85	\$0.17	\$143,213	12.01.24	Spec TI Est. Completion Winter 2025

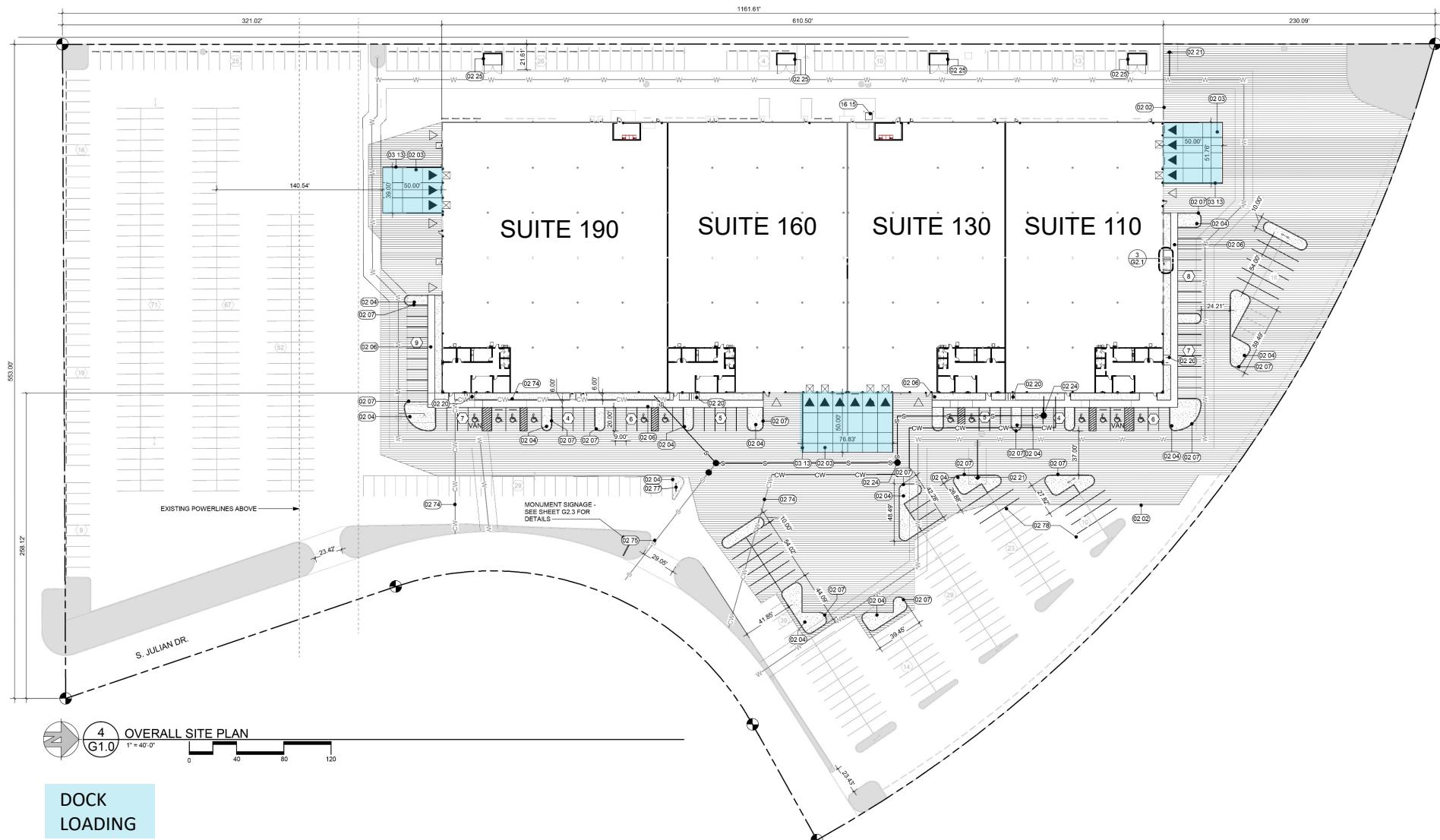




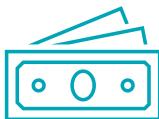
JULIAN COMMERCE
CENTER

New Site Plan

Total $\pm 140,405$ SF



SUITE 110



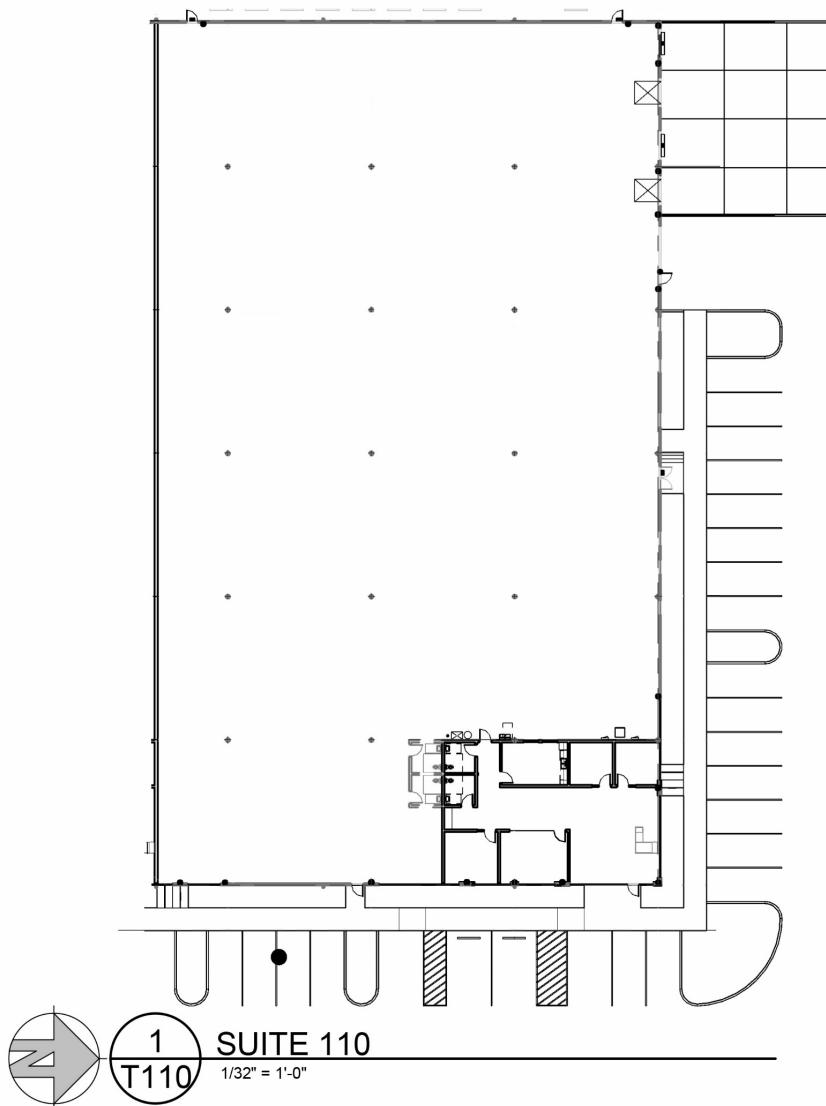
\$0.90 PSF
Monthly Lease
Rate



\$0.17 PSF
CAM Charges

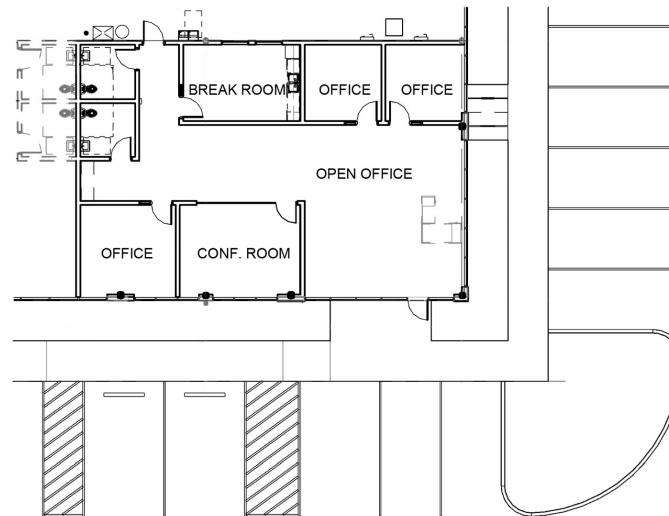


\$33,028
Monthly Rent



Suite	110
Total SF	$\pm 30,954$
Office SF	$\pm 2,210$
Warehouse SF	$\pm 28,744$
Loading Doors	4 Dock, 1 Grade
Power	200 Amps, 480v

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



SUITE 130



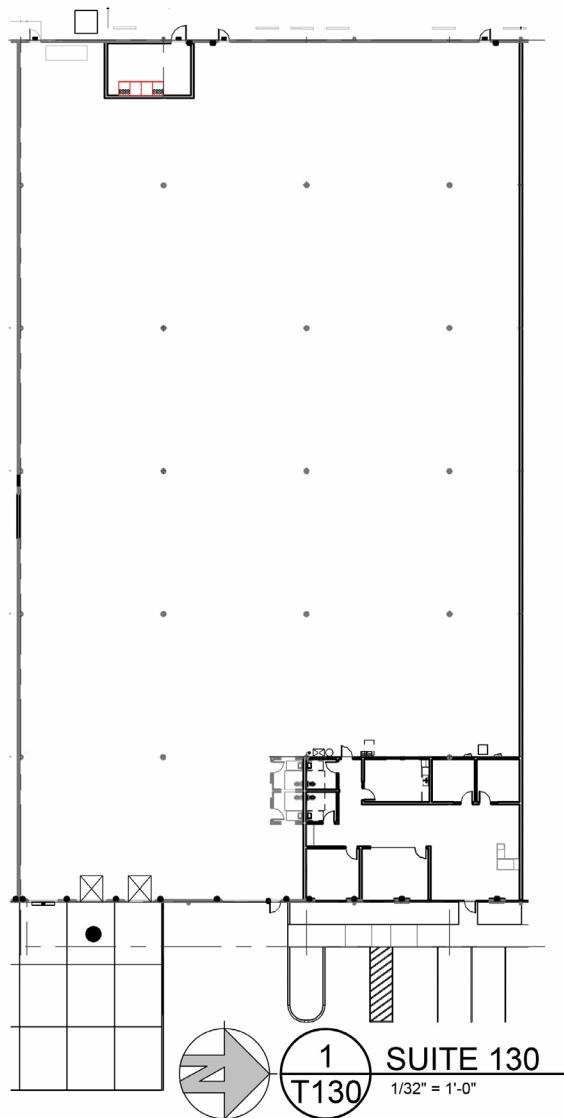
\$0.90 PSF
Monthly Lease
Rate



\$0.17 PSF
CAM Charges

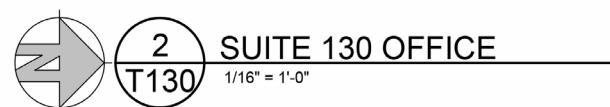
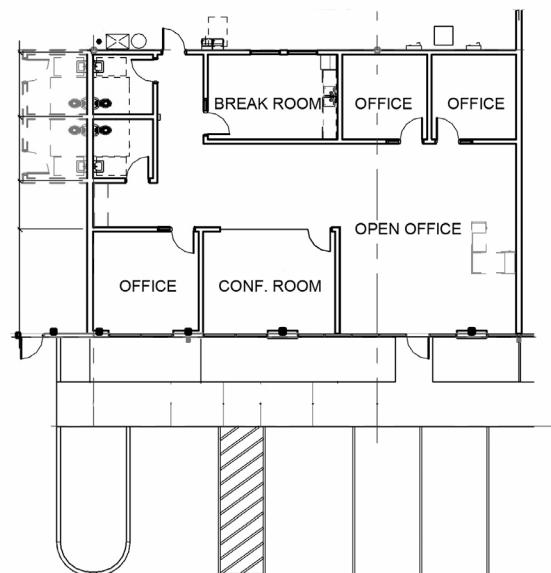


\$32,595
Monthly Rent

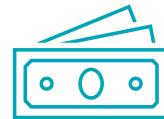


Suite	130
Total SF	$\pm 30,548$
Office SF	$\pm 2,199$
Warehouse SF	$\pm 28,349$
Loading Doors	3 Dock, 1 Grade
Power	200 Amps, 480v

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SUITES 110/130



\$0.88 PSF
Monthly Lease
Rate



\$0.17 PSF
CAM Charges



\$64,393
Monthly Rent

Suites 110/130

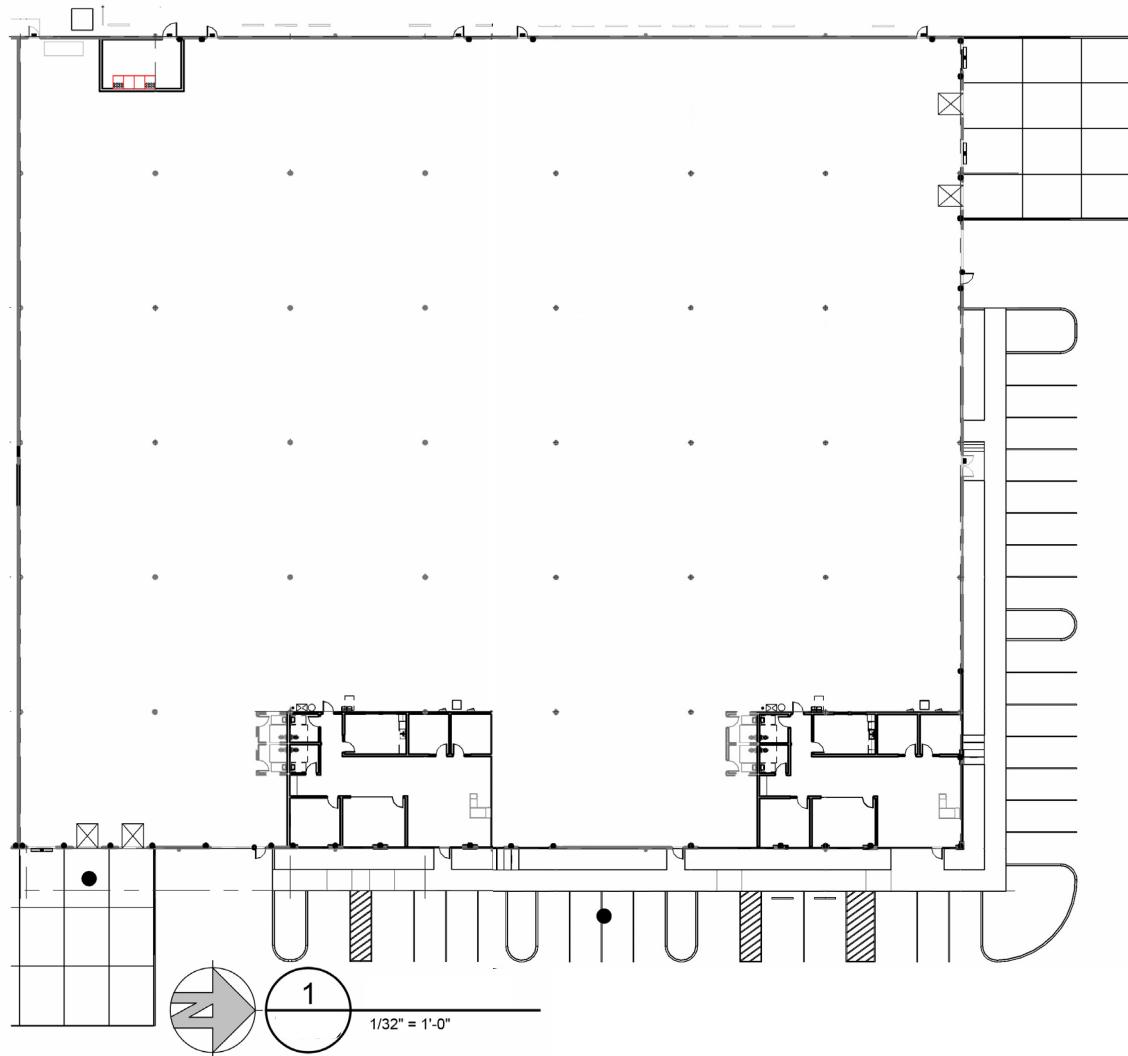
Total SF ±61,502

Office SF ±4,409

Warehouse SF ±57,093

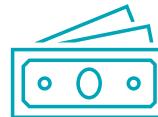
Loading Doors 7 Dock, 2 Grade

Power 400 Amps, 480v



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SUITE 160



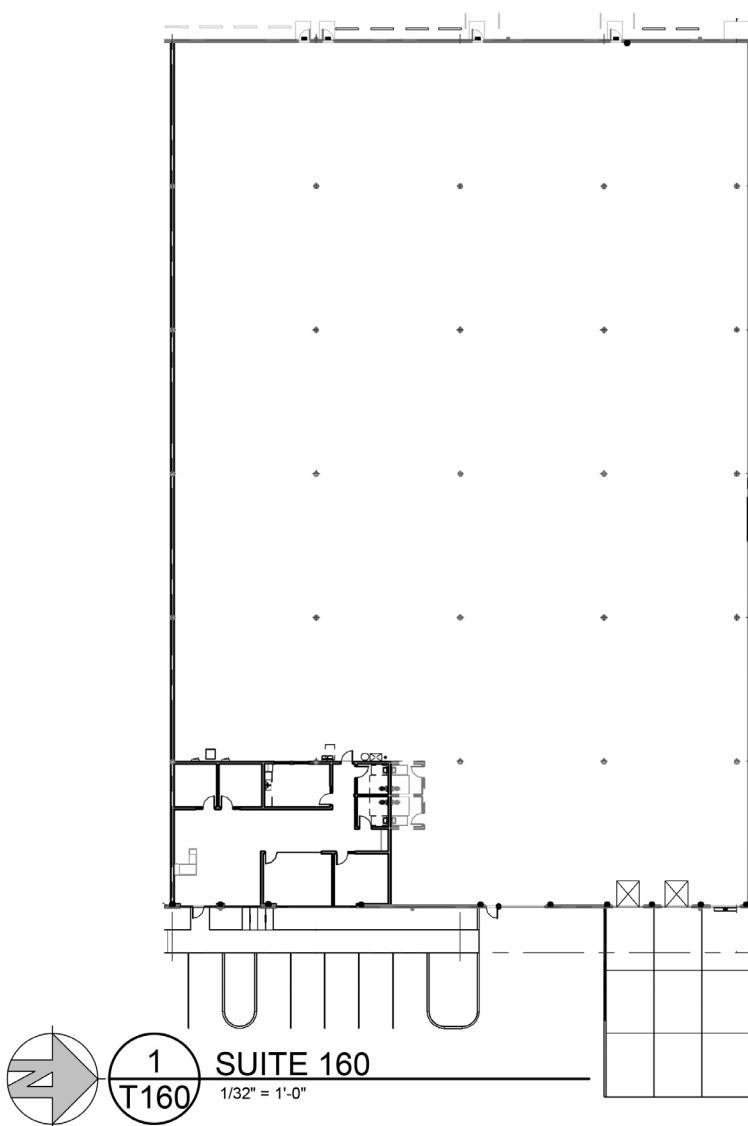
\$0.90 PSF
Monthly Lease
Rate



\$0.17 PSF
CAM Charges

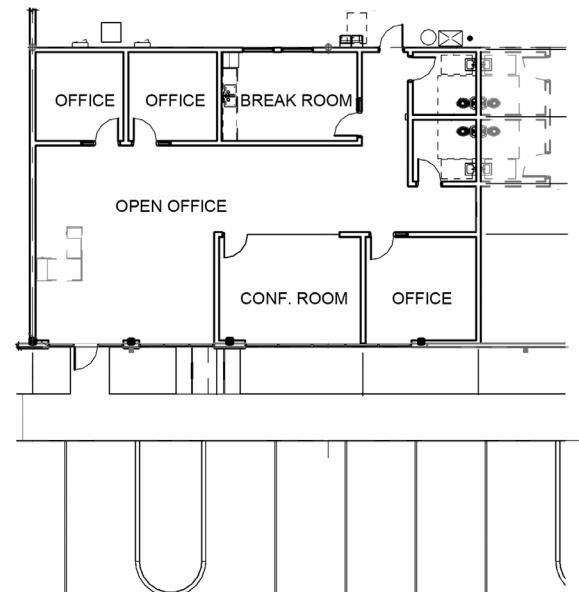


\$37,521
Monthly Rent

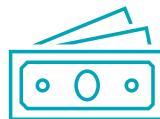


Suite	160
Total SF	$\pm 35,165$
Office SF	$\pm 2,191$
Warehouse SF	$\pm 32,974$
Loading Doors	3 Dock, 1 Grade
Power	200 Amps, 480v

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SUITE 190



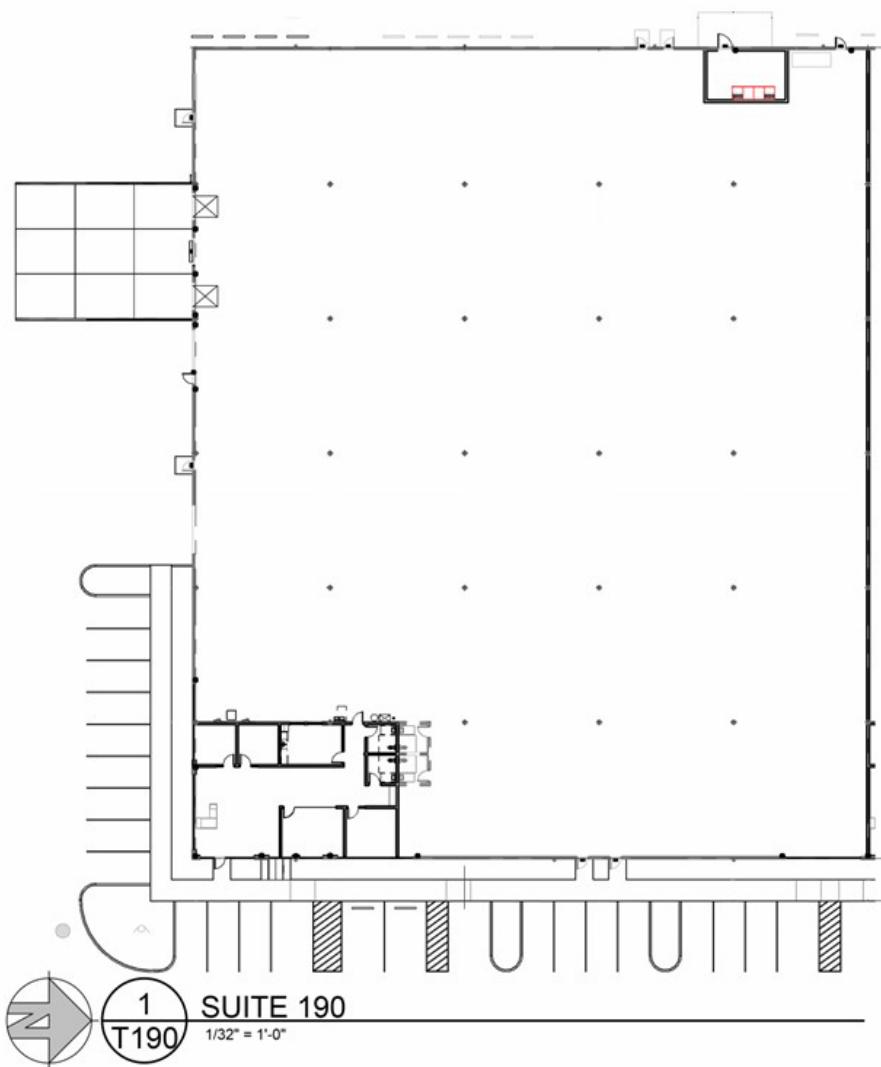
\$0.89 PSF
Monthly Lease
Rate



\$0.17 PSF
CAM Charges

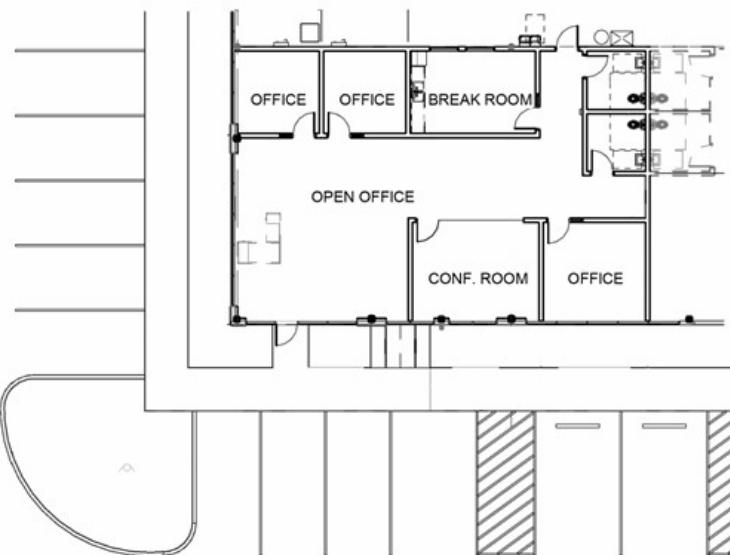


\$46,231
Monthly Rent



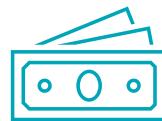
Suite	190
Total SF	±43,738
Office SF	±2,211
Warehouse SF	±41,527
Loading Doors	3 Dock, 1 Grade
Power	200 Amps, 480v

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SUITES 160/190



\$0.87 PSF
Monthly Lease
Rate



\$0.17 PSF
CAM Charges



\$81,822
Monthly Rent

Suites 160/190

Total SF ±78,903

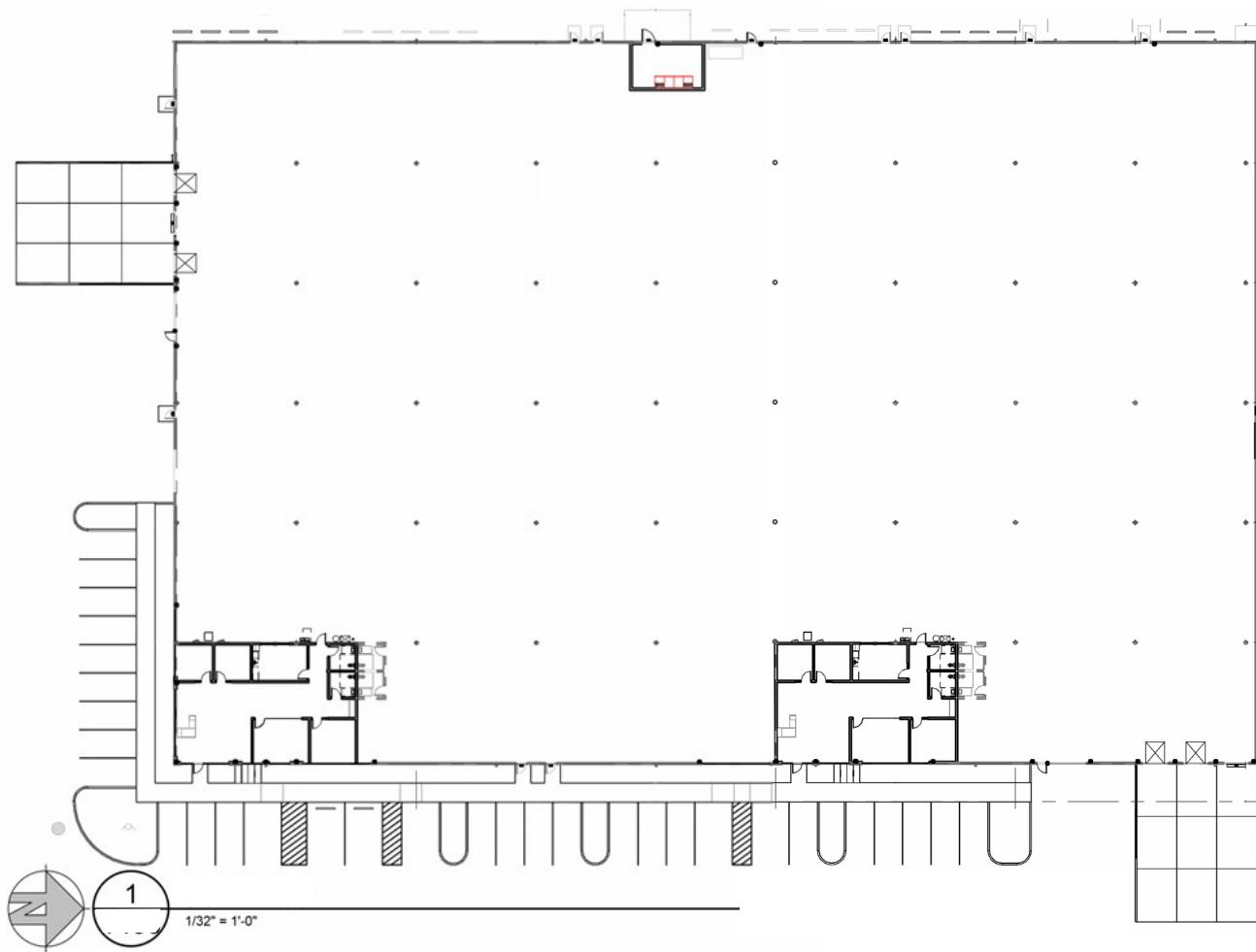
Office SF ±4,402

Warehouse SF ±74,501

Loading Doors 6 Dock, 2 Grade

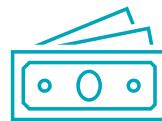
Power 400 Amps, 480v

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SUITES 110-190



\$0.85 PSF
Monthly Lease
Rate



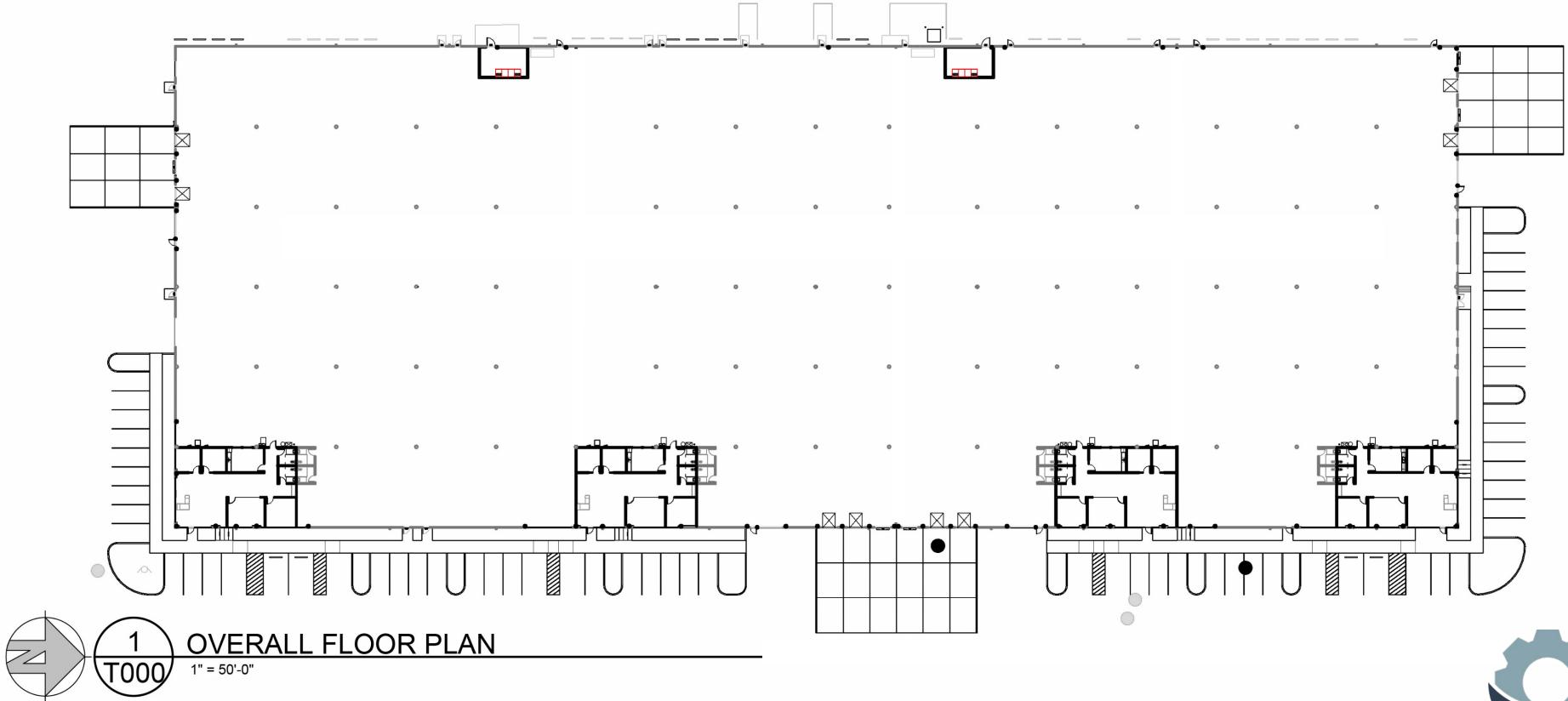
\$0.17 PSF
CAM Charges



\$143,213
Monthly Rent

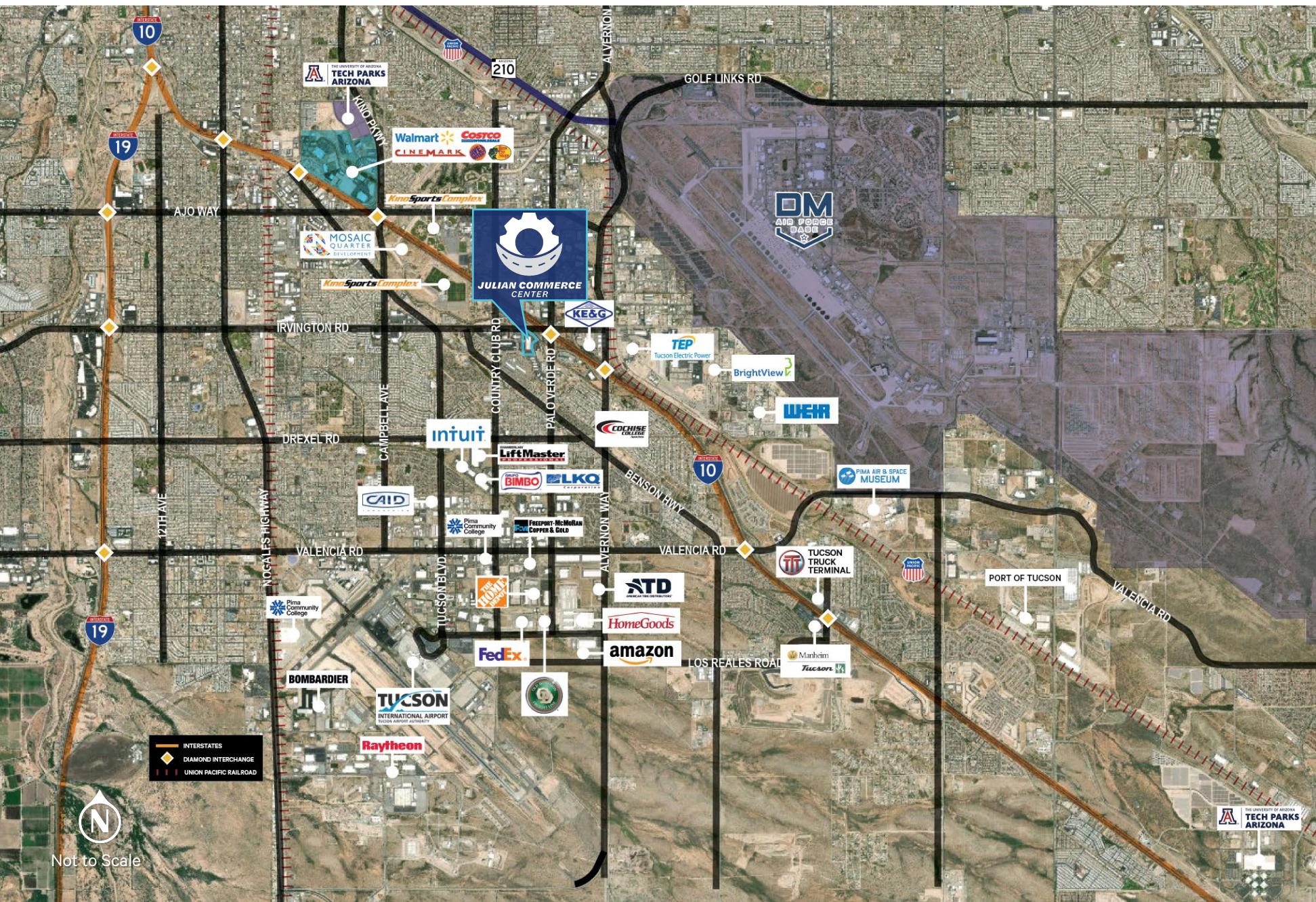
Suites	110-190
Total SF	$\pm 140,405$
Office SF	$\pm 8,811$
Warehouse SF	$\pm 131,594$
Loading Doors	13 Dock, 4 Grade
Power	800 Amps, 480v

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Trade Area



Area Demographics

	1 MILE	3 MILES	5 MILES
2024 Estimates			
Population	9,111	69,674	204,492
Households	3,186	23,795	74,539
Avg. Household Income	\$59,158	\$66,628	\$71,269
Daytime Population	11,090	92,730	250,948

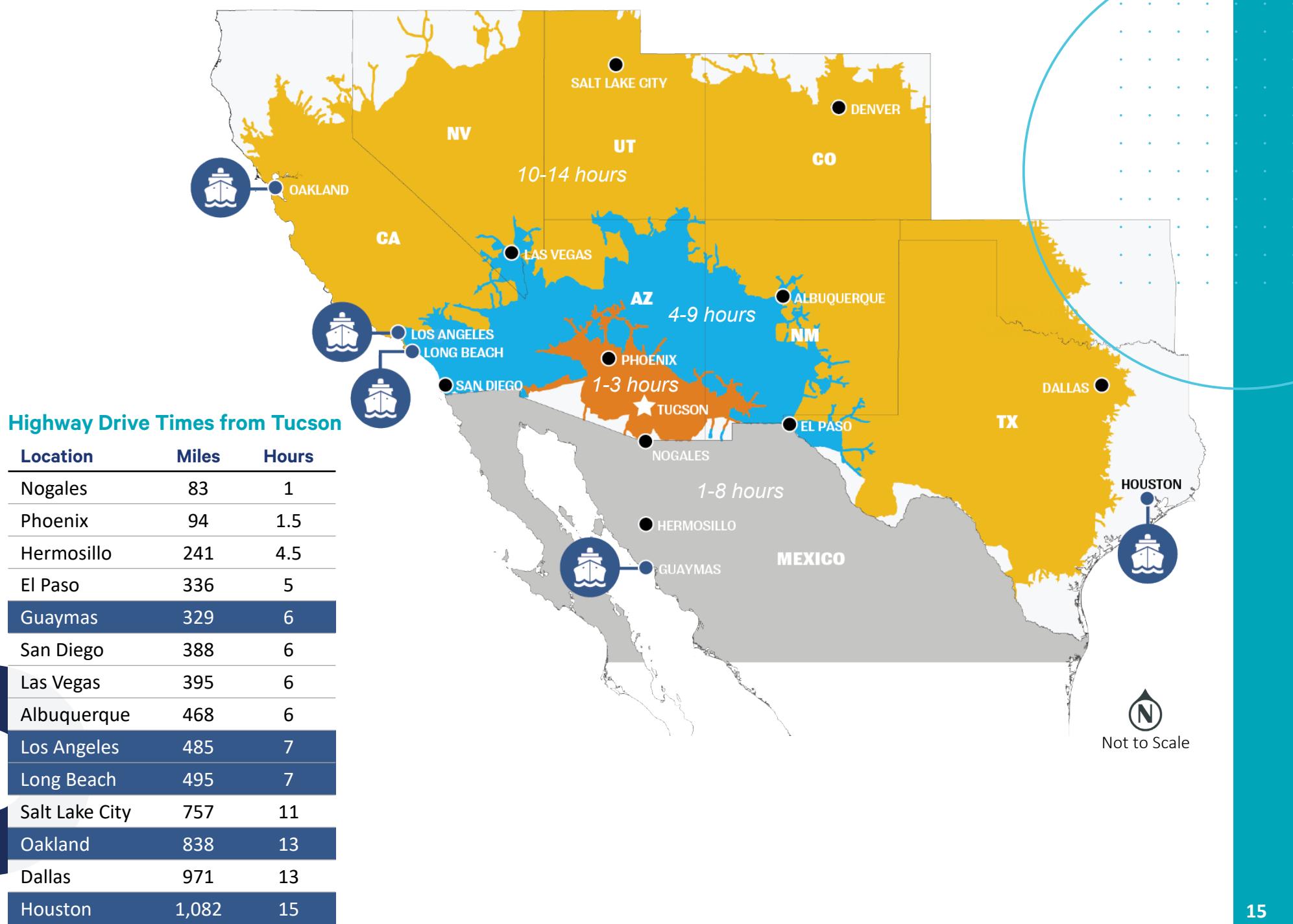


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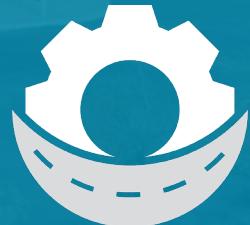
Not to Scale

Regional Drive Times



Julian Commerce Center

5120 S Julian Dr | Tucson, AZ 85739



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