

Industrial | For Lease

# Julian Commerce Center

5120 S Julian Dr | Tucson, AZ 85739

Renovations Currently Underway



**JULIAN COMMERCE**  
CENTER



**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 4<sup>th</sup> Quarter of 2025. Planned renovation to include HVAC warehouse, upgraded lighting, modern finishes, additional loading, etc.



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

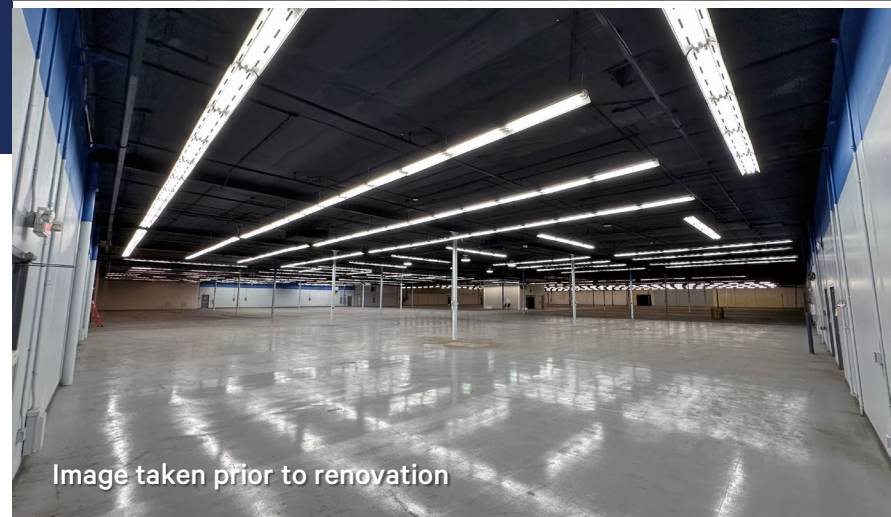


Image taken prior to renovation

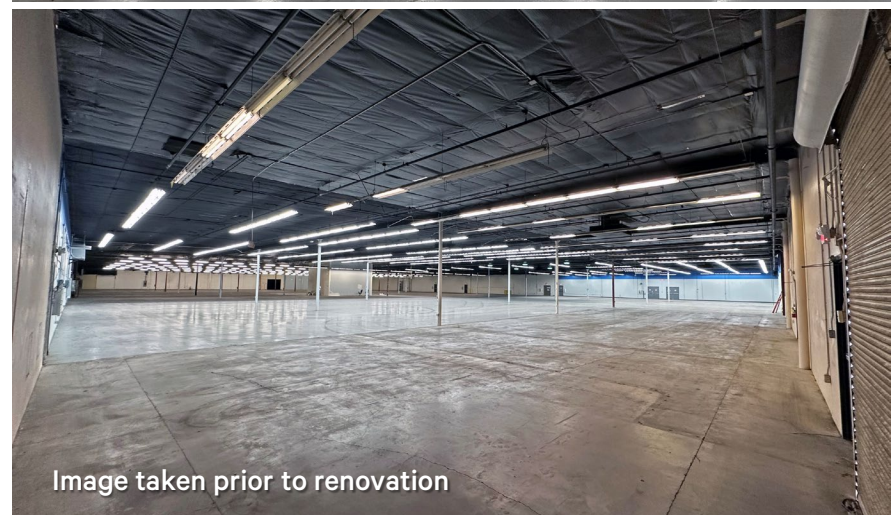


Image taken prior to renovation



# Close-Up Map



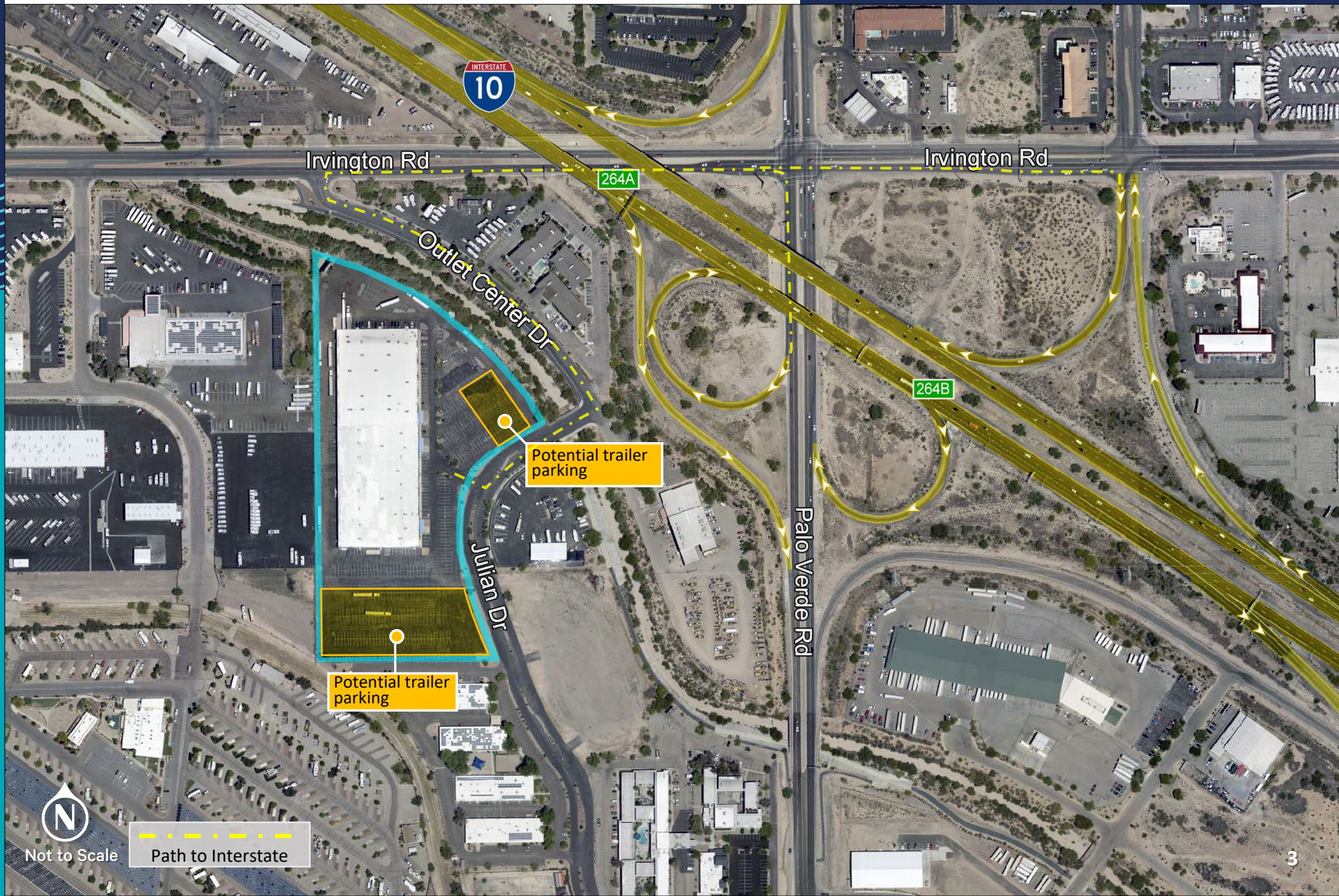
## Highway

Less than half a mile to  
Interstate 10



## Airport

4 miles from the Tucson  
International Airport



Not to Scale

Path to Interstate



# 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



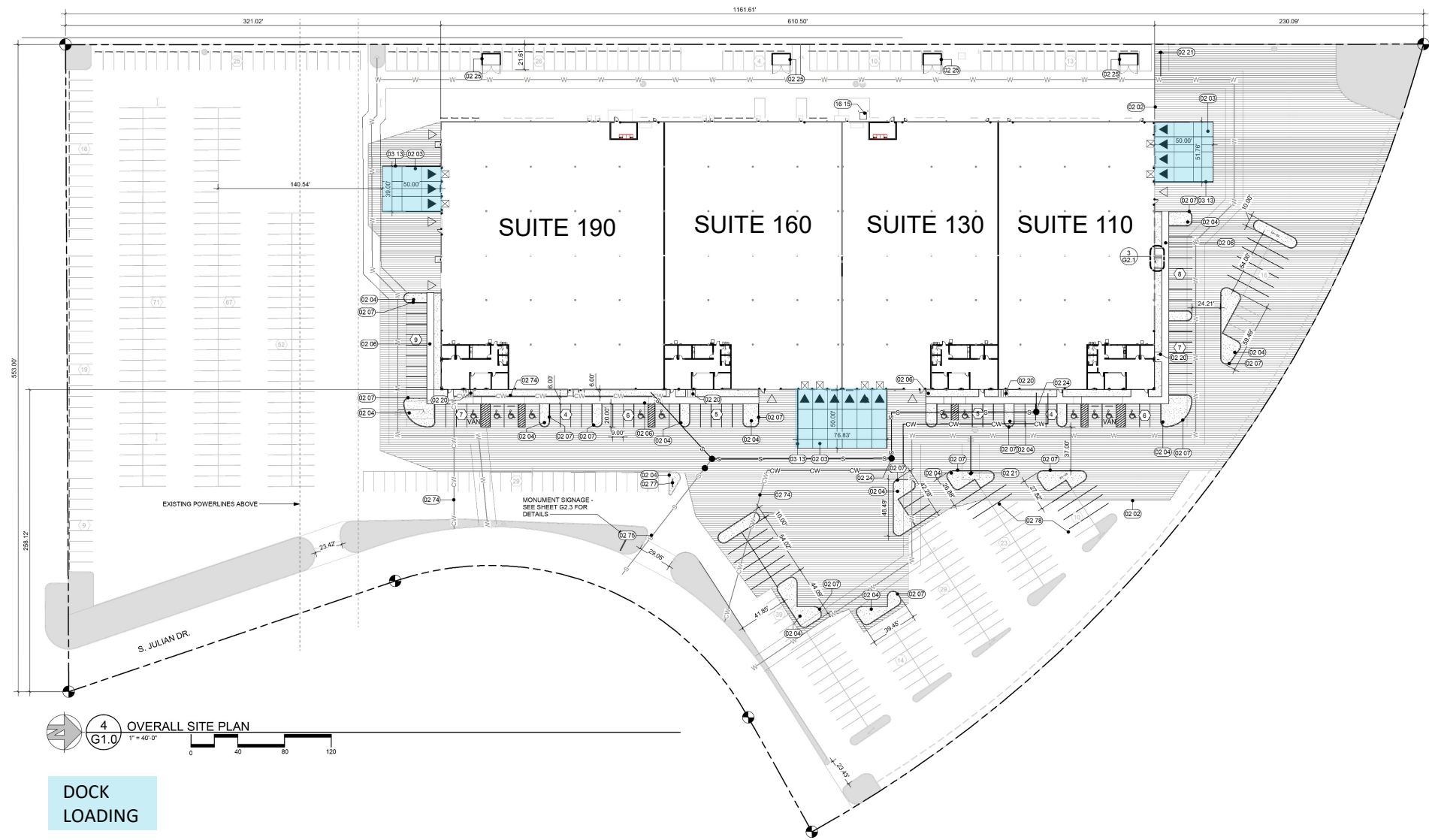
Image taken prior to renovation

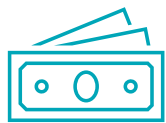


Rendering of planned renovation

# New Site Plan

Total ±140,405 SF





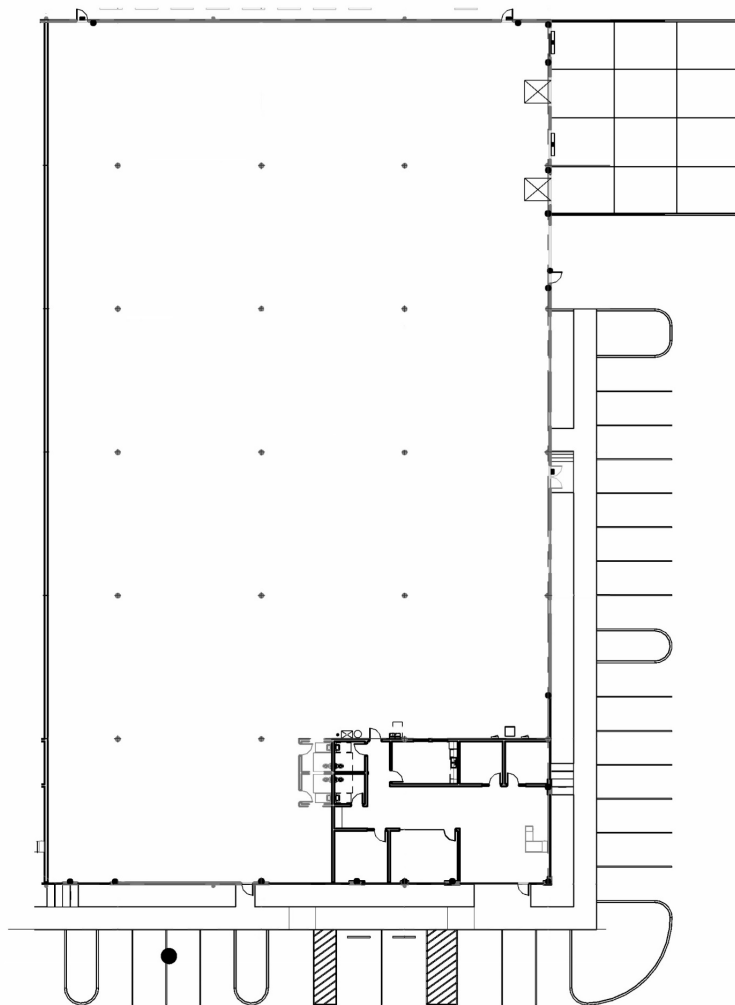
**\$0.90 PSF**  
Monthly Lease  
Rate



**\$0.17 PSF**  
CAM Charges



**\$33,028**  
Monthly Rent



1  
T110

SUITE 110  
1/32" = 1'-0"

Suite 110

Total SF ±30,954

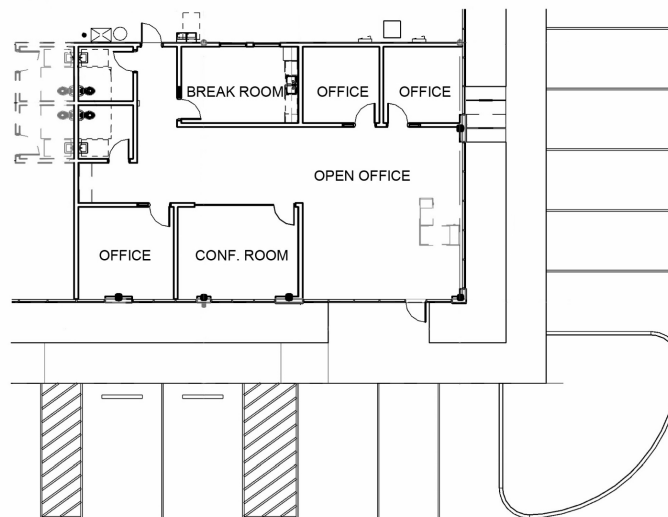
Office SF ±2,210

Warehouse SF ±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.

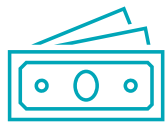


2  
T110

SUITE 110 OFFICE  
1/16" = 1'-0"



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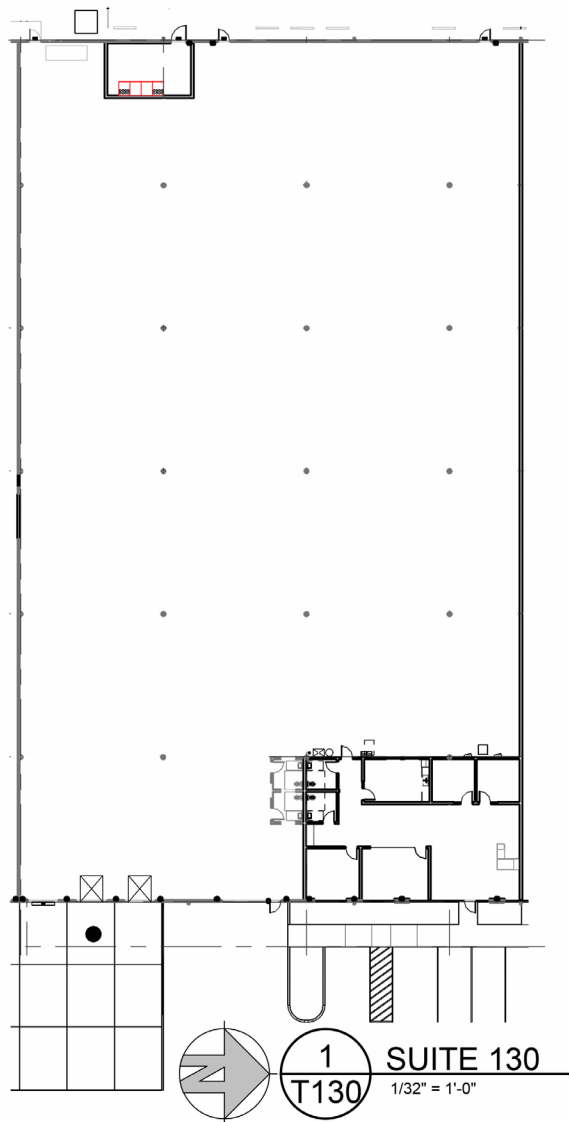
**\$0.90 PSF**  
Monthly Lease  
Rate



**\$0.17 PSF**  
CAM Charges

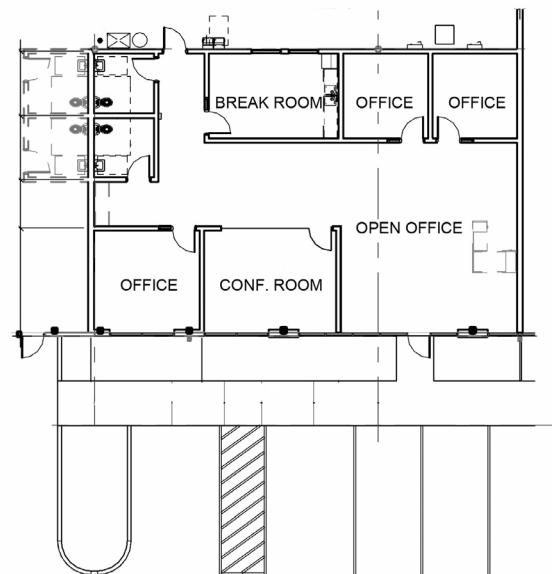


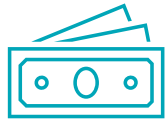
**\$32,595**  
Monthly Rent



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

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**\$0.88 PSF**  
Monthly Lease  
Rate

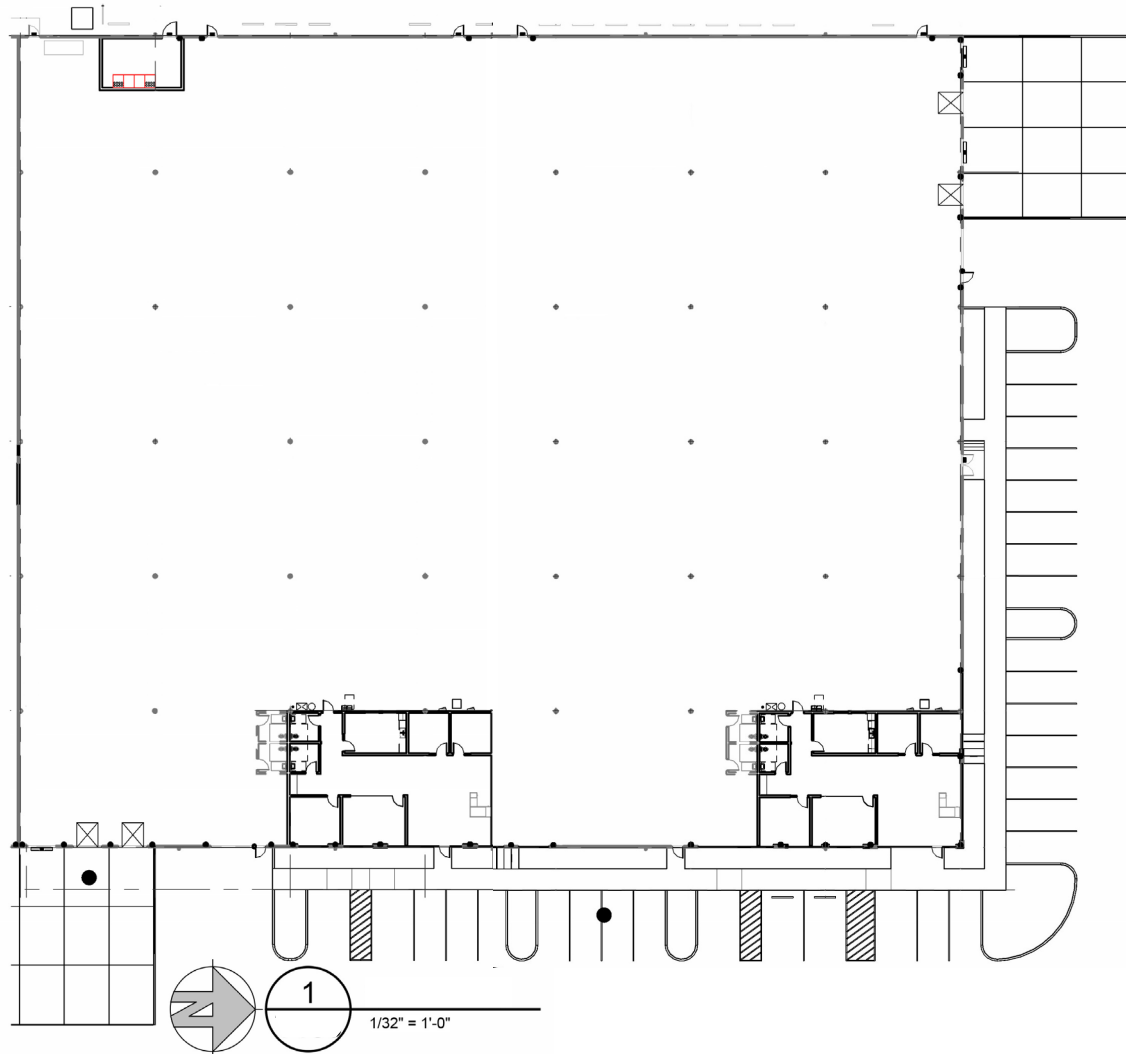


**\$0.17 PSF**  
CAM Charges



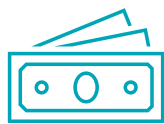
**\$64,393**  
Monthly Rent

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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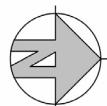
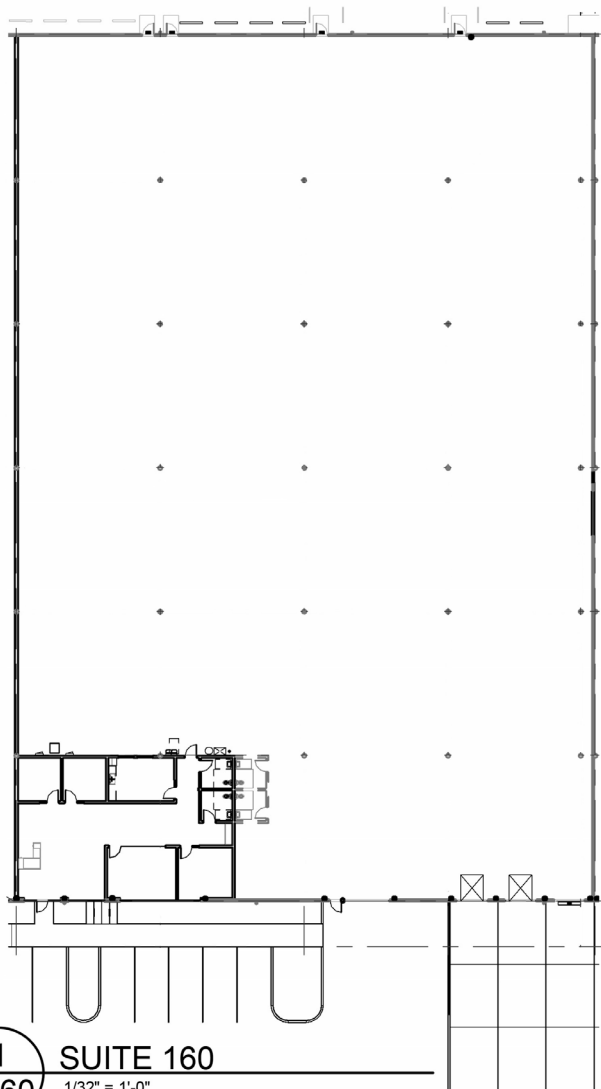
**\$0.90 PSF**  
Monthly Lease  
Rate



**\$0.17 PSF**  
CAM Charges



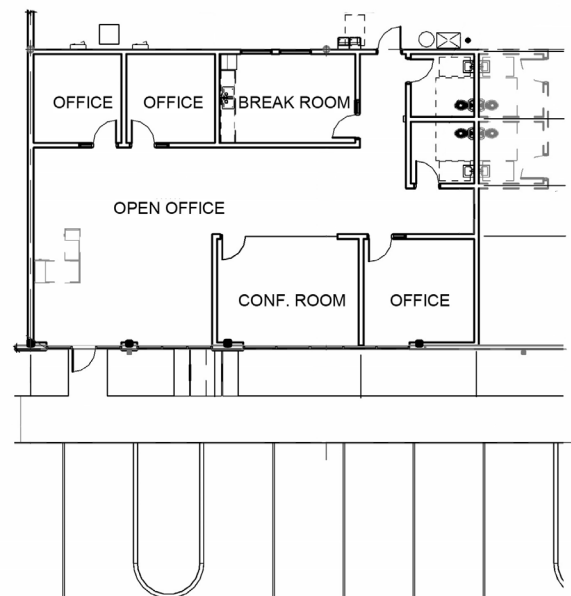
**\$37,521**  
Monthly Rent



1  
T160  
SUITE 160  
1/32" = 1'-0"

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

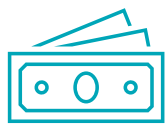
Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



2  
T160  
SUITE 160 OFFICE  
1/16" = 1'-0"



**JULIAN COMMERCE**  
CENTER



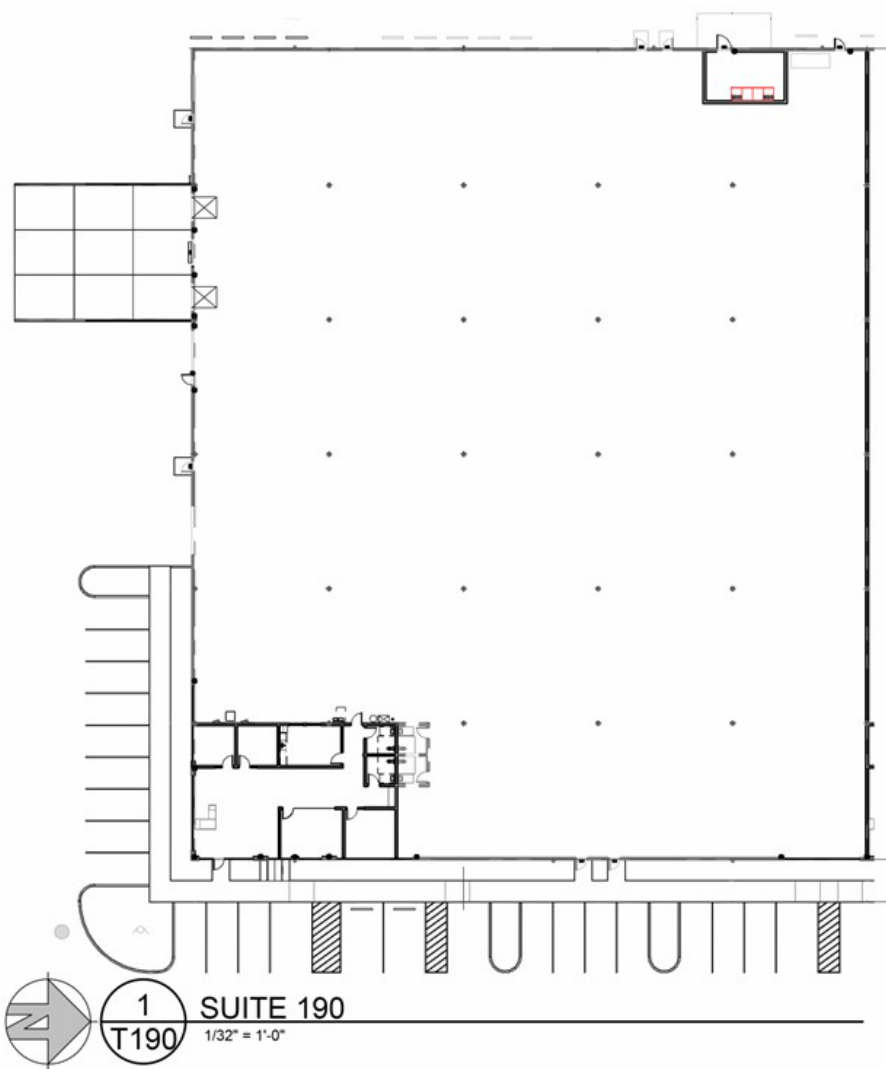
**\$0.89 PSF**  
Monthly Lease  
Rate



**\$0.17 PSF**  
CAM Charges

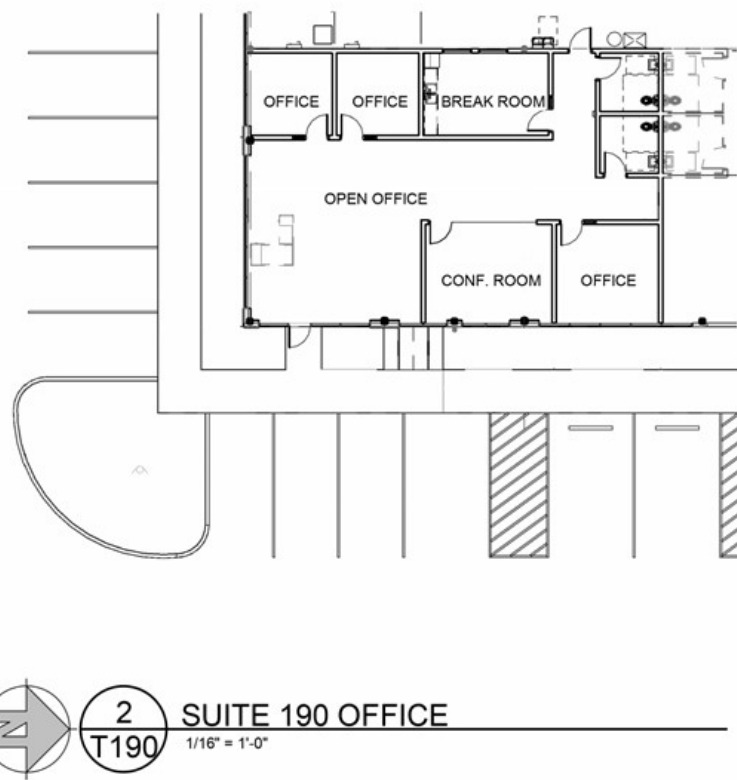


**\$46,231**  
Monthly Rent



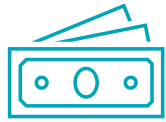
Suite	190
Total SF	±43,738
Office SF	±2,211
Warehouse SF	±41,527
Loading Doors	3 Dock, 1 Grade
Power	200 Amps, 480v

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**\$0.87 PSF**  
Monthly Lease  
Rate



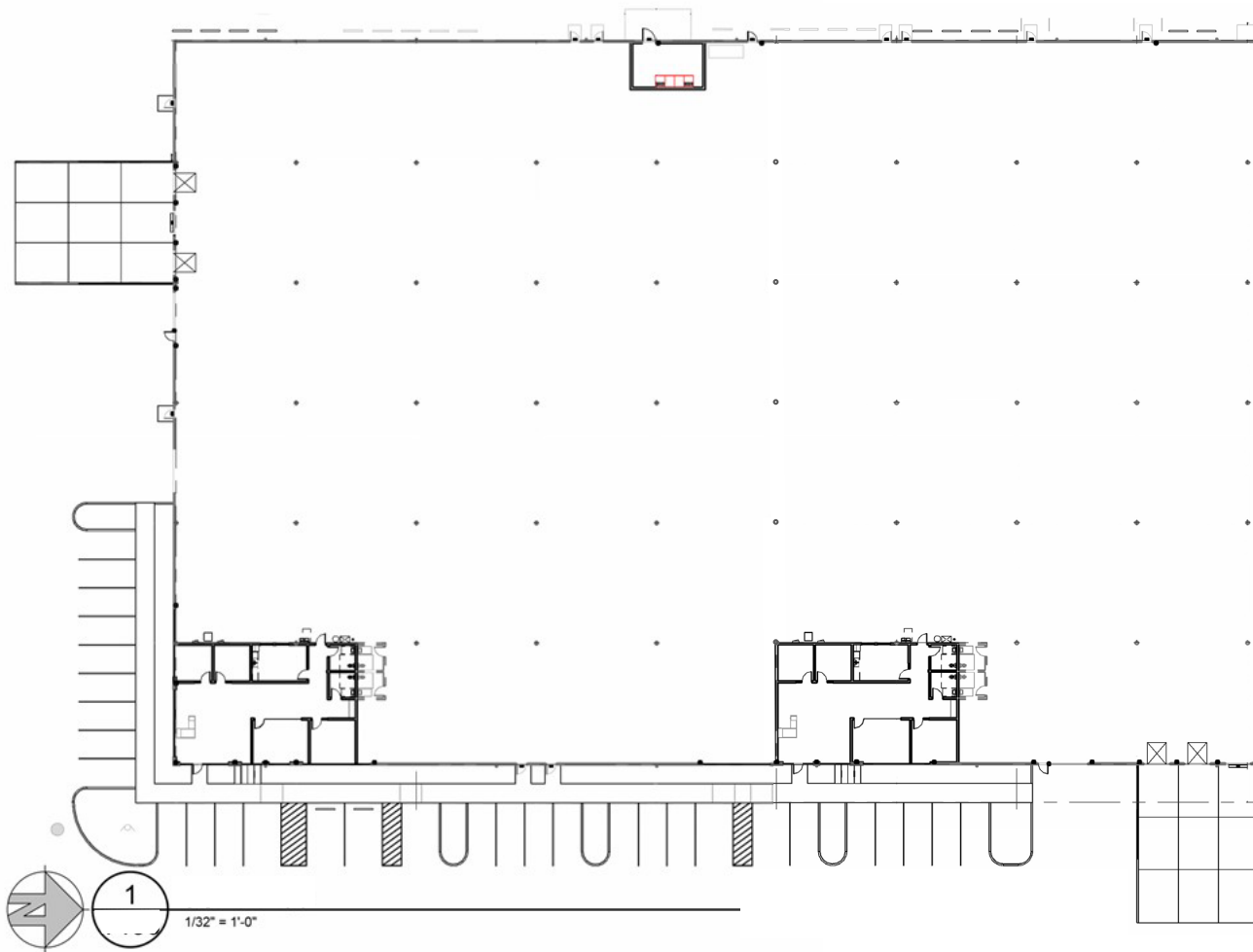
**\$0.17 PSF**  
CAM Charges

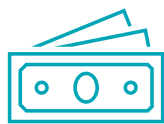


**\$81,822**  
Monthly Rent

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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**\$0.85 PSF**  
Monthly Lease  
Rate



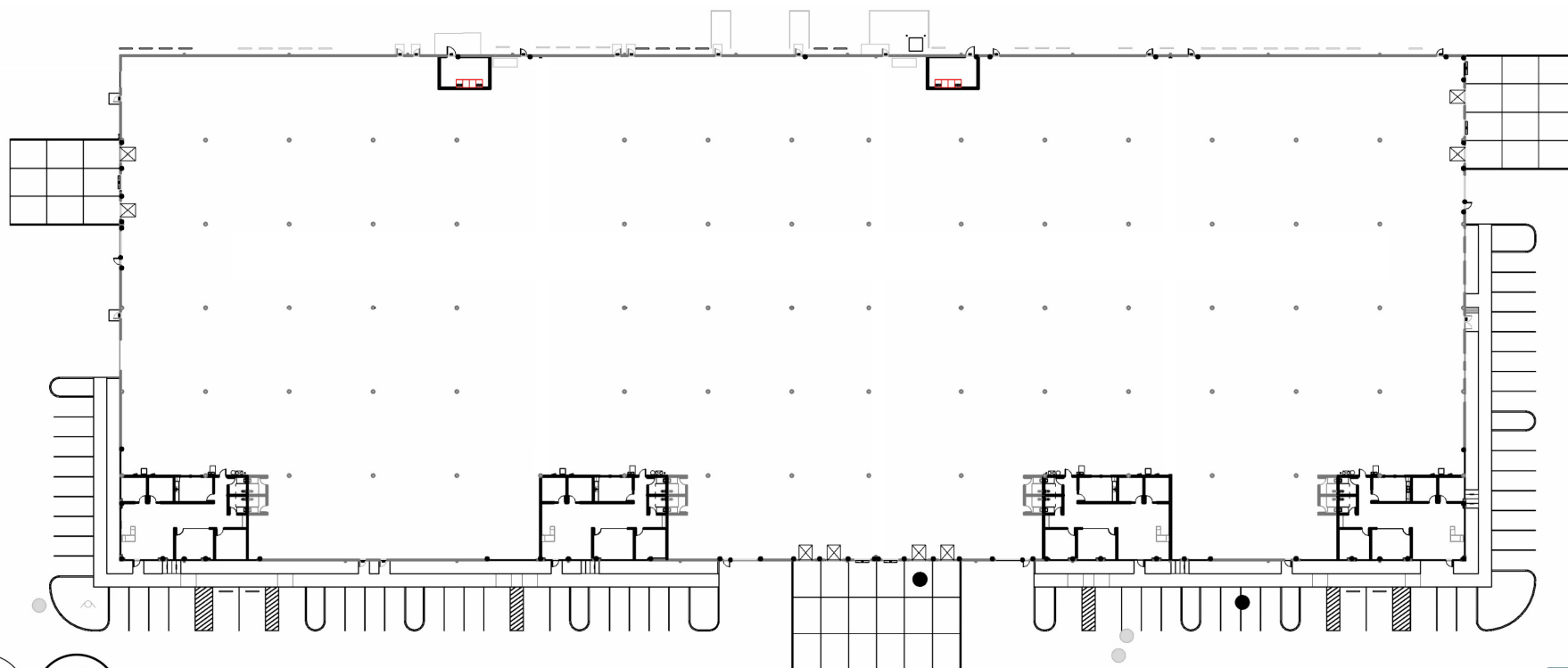
**\$0.17 PSF**  
CAM Charges



**\$143,213**  
Monthly Rent

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

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1  
T000

OVERALL FLOOR PLAN

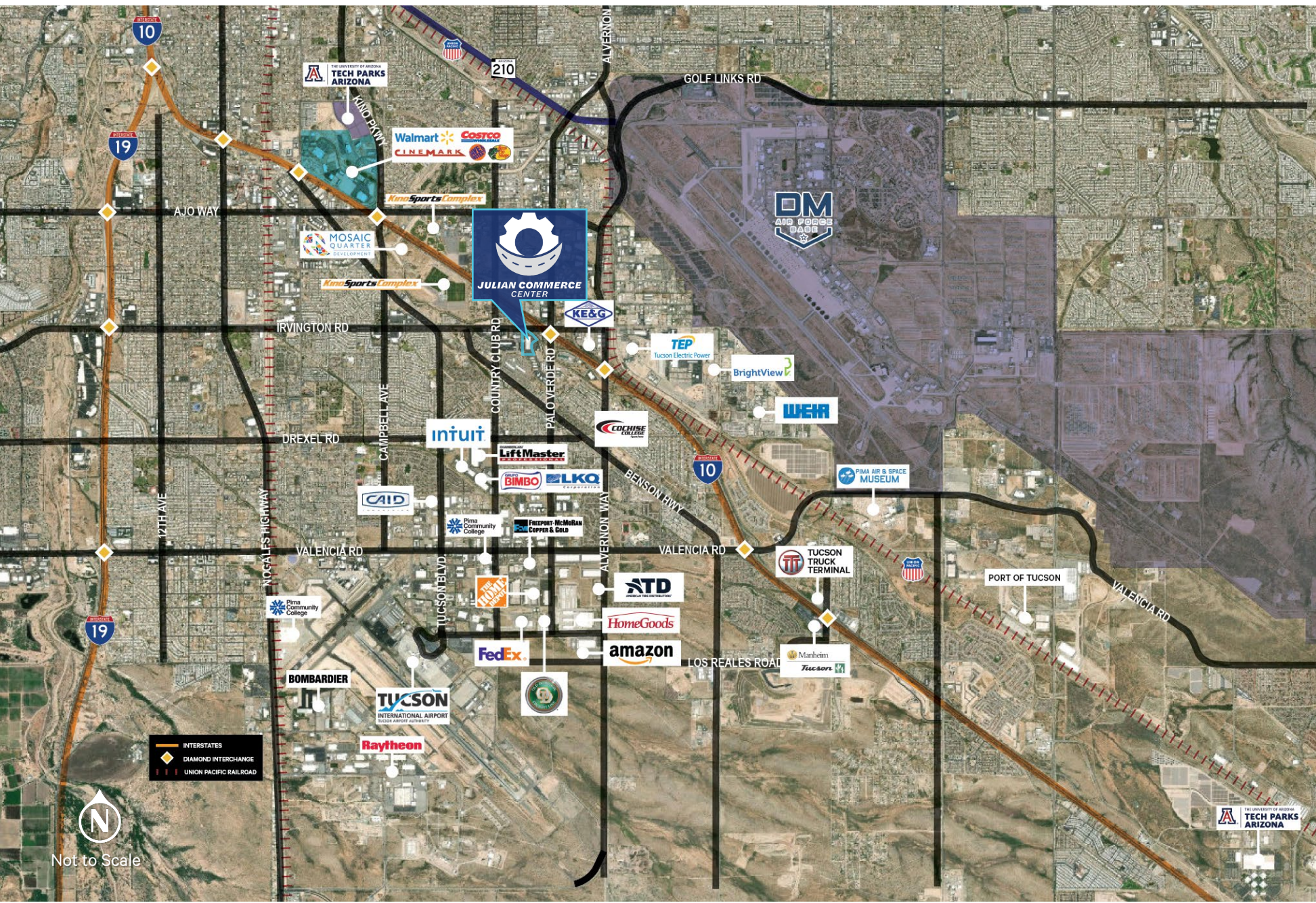
1" = 50'-0"



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CENTER**



# Trade Area





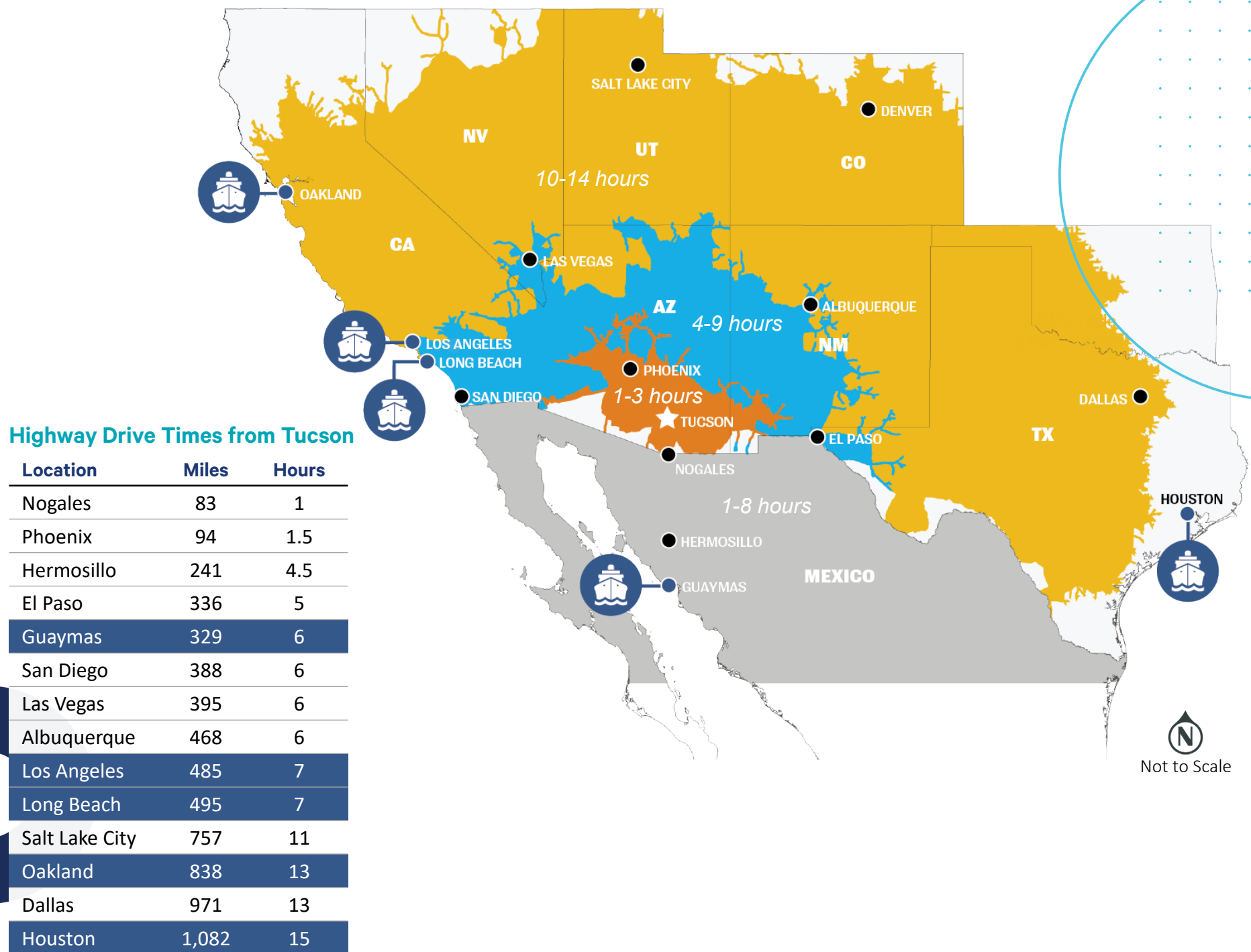
# Area Demographics

	1 MILE	3 MILES	5 MILES
<b>2024 Estimates</b>			
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





# Regional Drive Times



# Julian Commerce Center

5120 S Julian Dr | Tucson, AZ 85739



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