

# 6700

**S PELLA DRIVE TUCSON, AZ 85746**

**FOR LEASE  
OR SALE**

263,937 SF

**INDUSTRIAL BUILDING**

INFILL LOCATION IN TUCSON'S  
AIRPORT SUBMARKET

 **CUSHMAN &  
WAKEFIELD**

 **PICOR**



## // PROPERTY DESCRIPTION

The Property is 0.9 miles (a three-minute drive) to I-19, providing immediate access to the population center, CBD and Tucson International Airport. In addition, the Property is well-located with easy access to Valencia Road, the region's longest urban thoroughfare, stretching more than 25 miles and directly connects to I-19, I-10, and Arizona State Route 86. Furthermore, HomeGoods Distribution Center is within a one-day truck drive from the Ports of Long Beach and Los Angeles, San Diego, Las Vegas, Albuquerque, El Paso, and the Mariposa Point of Entry.

### PROPERTY HIGHLIGHTS

- High-cube warehouse or manufacturing building
- Heavy power- 5,000 KVA
- Near Tucson International Airport & related amenities
- Dedicated loading area – site fully fenced
- Formerly designated as a foreign trade zone (FTZ), site enhancement still in place
- May split building in half, ±131,968 SF (no other divisions available)

### BUILDING DETAILS

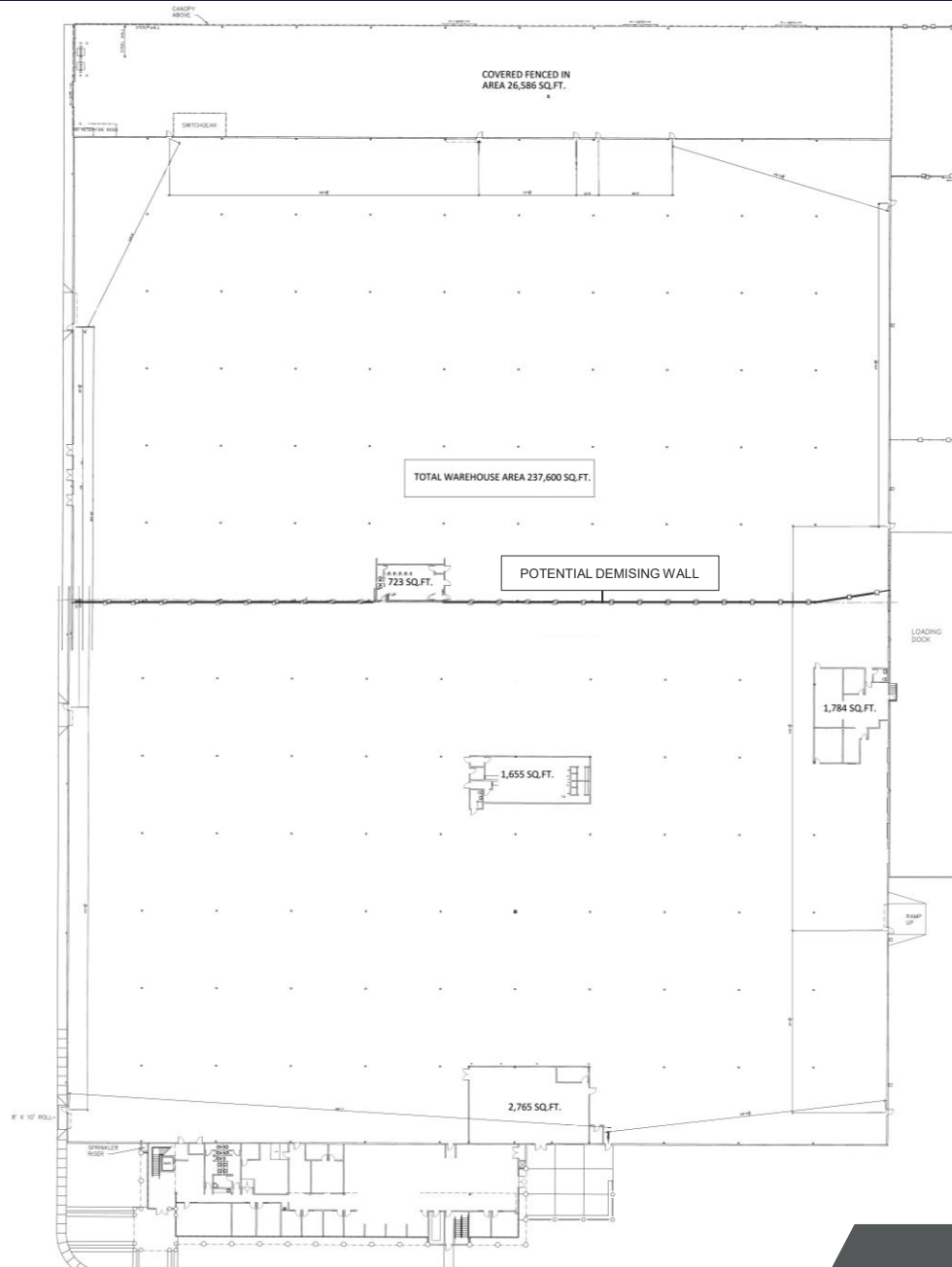
BUILDING SIZE	263,937 SF
OFFICE SF	±22,225 SF
LAND SIZE	14.32 Acres
LEASE RATE	Half of Building: 80¢/SF/Mo NNN Entire Building: 75¢/SF/Mo NNN
SALE PRICE	\$120.00/SF
SUBMARKET	Tucson Airport Submarket
CLEAR HEIGHT	28'
PARKING	521 Spaces
DOCK DOORS	10
GRADE LEVEL	5
BUILDING SIZE	440' x 540'
COLUMN SPACING	40' x 40'
YEAR BUILT	1989
CONSTRUCTION TYPE	Concrete Tilt-Up
HVAC	AC (Office), Evap (Warehouse)
SPRINKLERS	Ordinary Hazard
POWER	5,000 KVA
ZONING	I-1 (Light Industrial)



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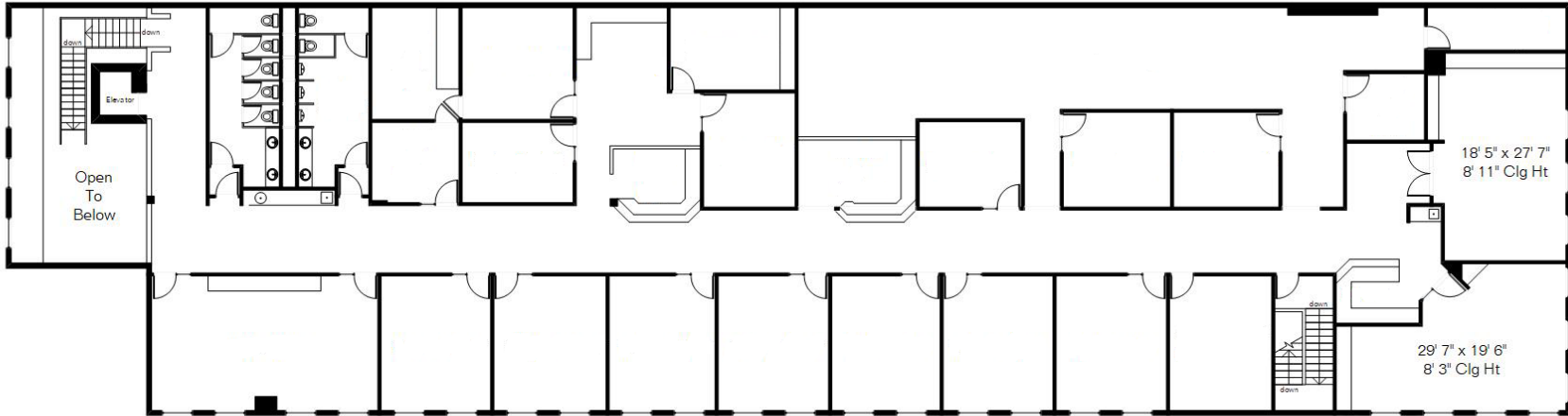
# // CURRENT FLOOR PLAN

Warehouse

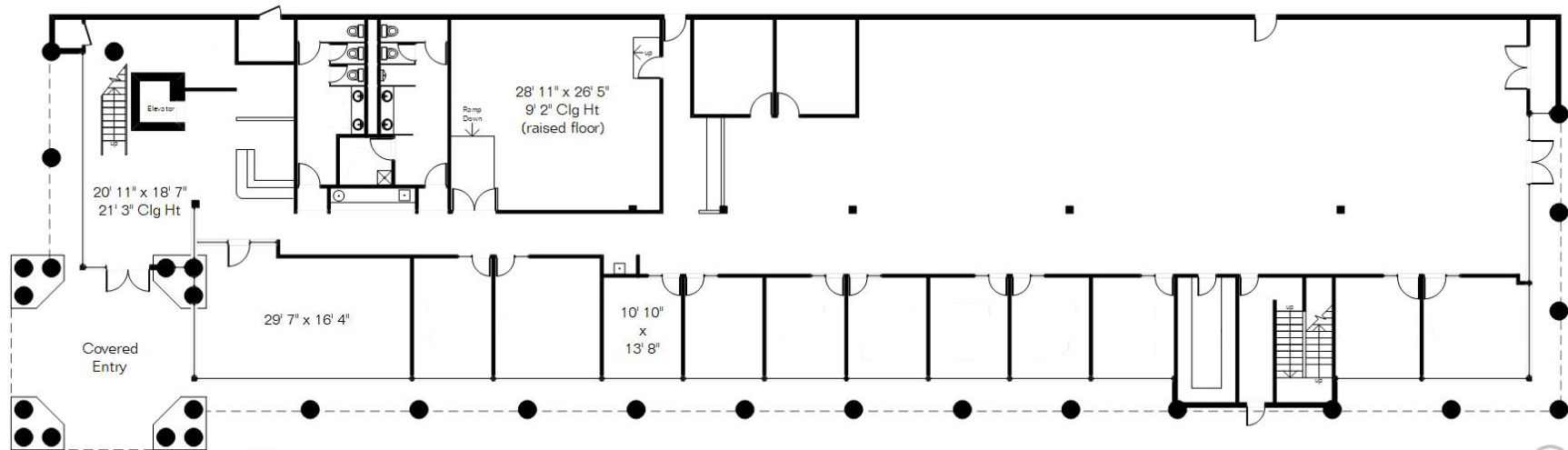


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# // CURRENT FLOOR PLAN



Second Floor Offices



First Floor Offices



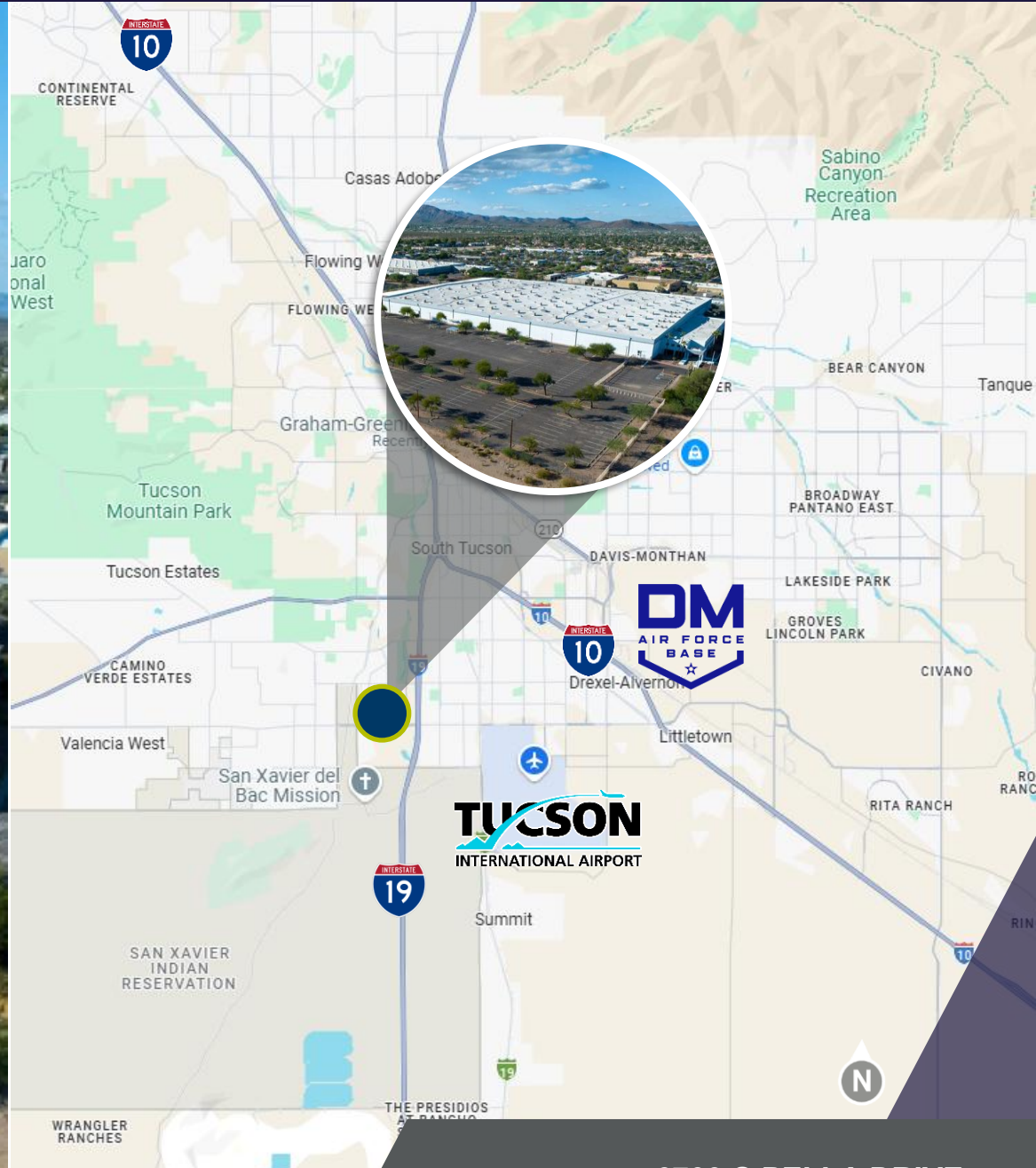


# // GALLERY



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# // PROPERTY LOCATION



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# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**456,600**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.6%**

POPULATION  
GROWTH RATE (YOY)



**\$74,000**

MEDIAN HOUSEHOLD  
INCOME



**4.2%**

UNEMPLOYMENT  
RATE



**±54,384**

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 BEST COLLEGES 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 INFO



## CONTACT INFO:

**STEPHEN COHEN**  
Principal, Industrial Properties  
+1 520 546 2750  
[scohen@picor.com](mailto:scohen@picor.com)

**PAUL HOOKER, SIOR**  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)