



WAREHOUSE OR MANUFACTURING

58,127 SF

Lease Rate: \$52,315 (90¢ / SF) per Month, NNN

Space Will Be Retrofitted To Warehouse Or Manufacturing

Property Highlights

- Open floor plan
- Converting to warehouse/manufacturing
- Heavy power- 277/480 volt, 3 phase
- Near Tucson International Airport & related amenities
- Attractive building – Quality tilt-up construction
- Large yard

Property Description

This quality industrial building was built for manufacturing or distribution, then converted to a call center with the added parking. It is being converted back to warehouse / manufacturing. The building has heavy power, and loading will be added in the rear court. Excellent clear height and power entrance exist

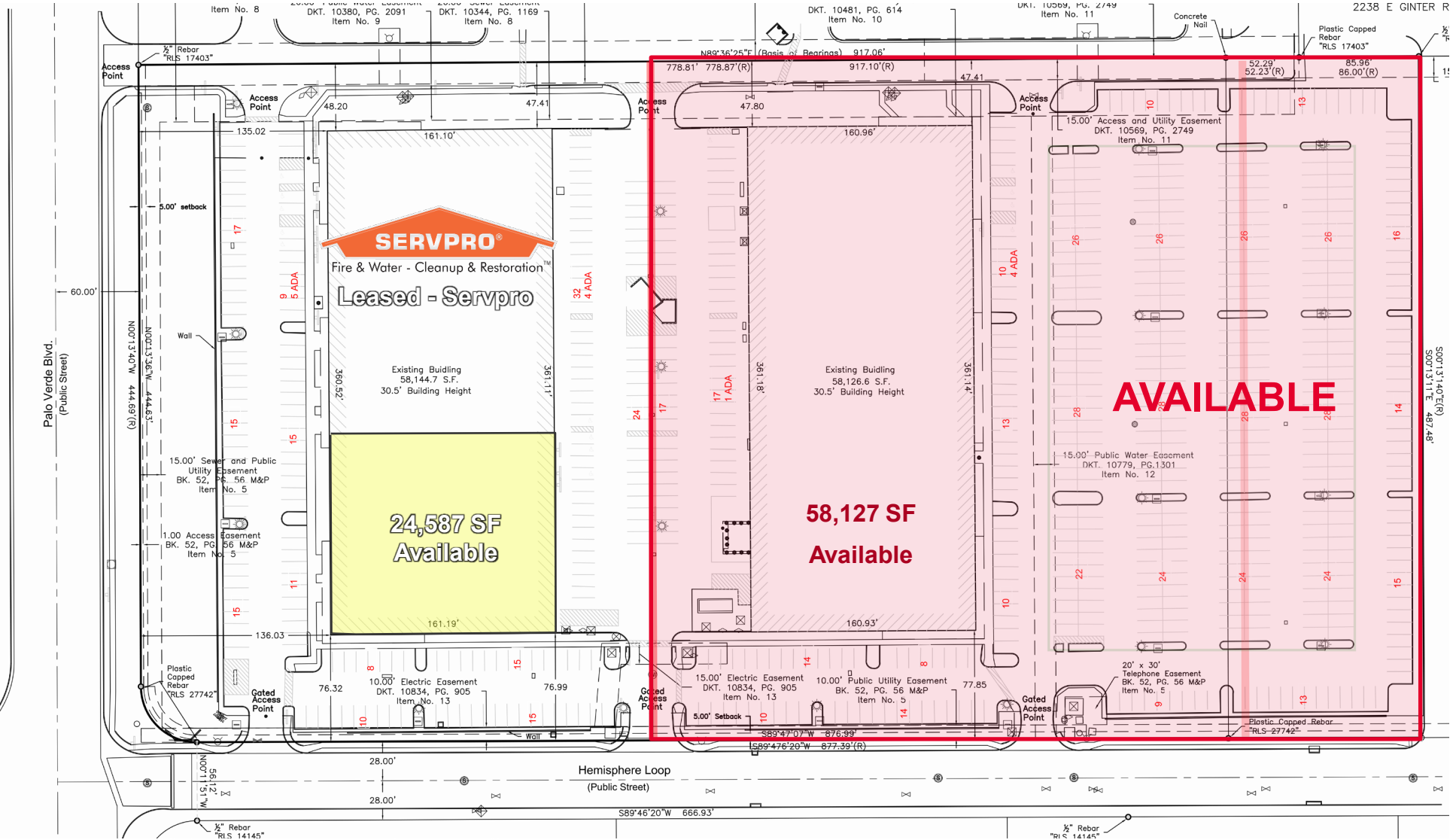
Property Details

Available SF	58,127 SF
Parking	300 (can be converted to outside storage)
Ceiling Height	24'
Loading	Dock and grade to be provided six-12 X 10, one-12 X 12, and one – 12 X 14 openings for loading doors
Power	277/480 volt, 3 phase
HVAC	Five-50-ton, roof mounted units
Sprinkler	Ordinary hazard
Construction	Concrete tilt-up
Year Built	1999
Lot Size	6.48 acres (282,120 sq. ft.) 20.6% site coverage
Zoning	I-1 (light Industrial)
Property Taxes	\$108,531.96 (\$1.86/SF) (2024)

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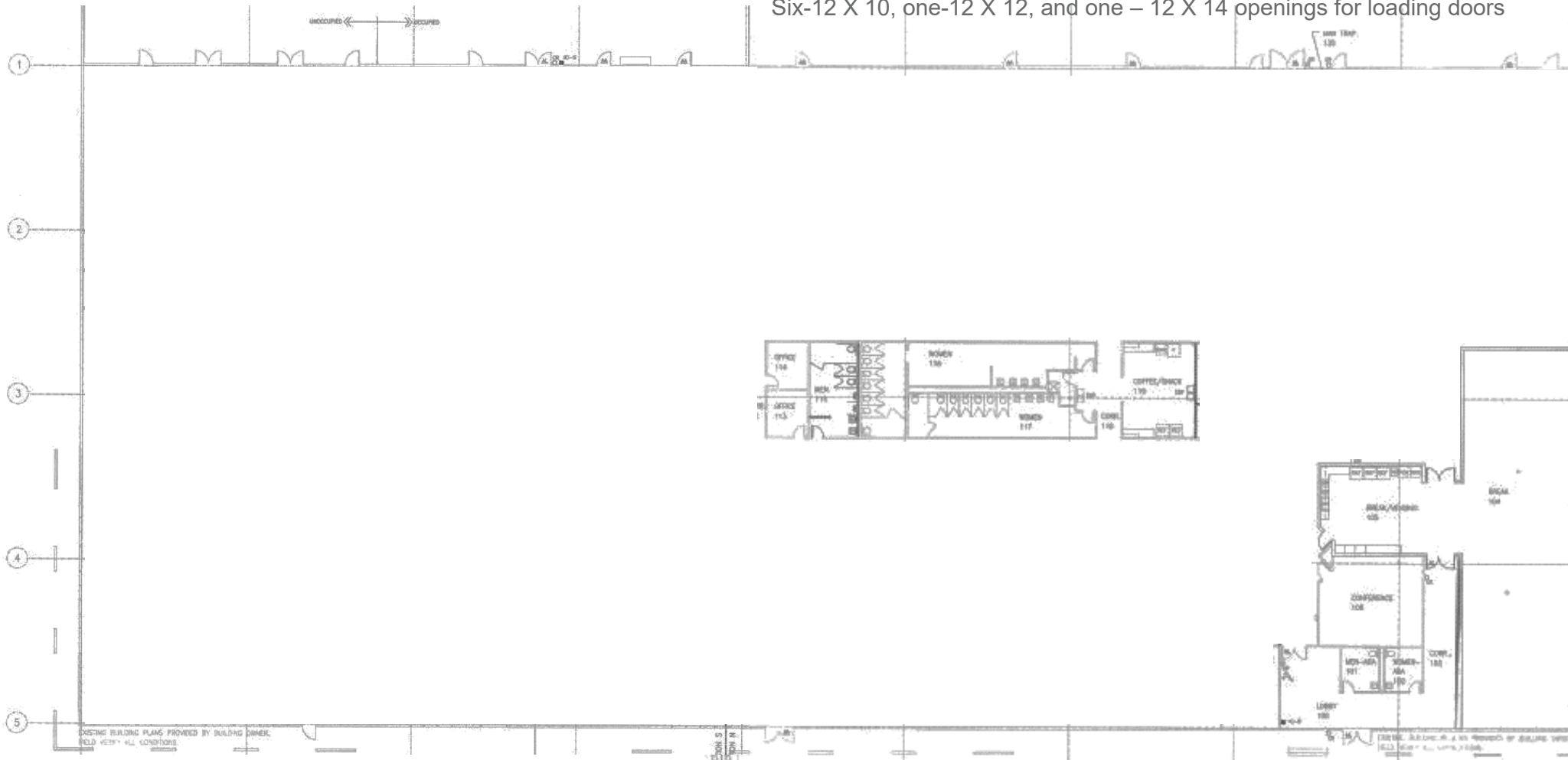
Site Plan



Potential Remodeled Floor Plan

Loading Doors and Docks

Six-12 X 10, one-12 X 12, and one – 12 X 14 openings for loading doors



FOR LEASE

6223 S. Palo Verde Road

Tucson, Arizona 85706

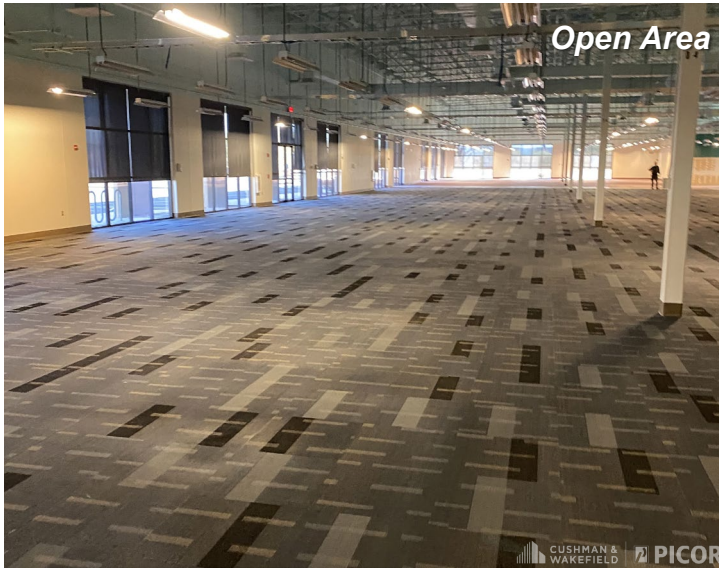
Aerial



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Property Photos



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TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



484,397

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.75%

POPULATION
GROWTH RATE



\$64,323

MEDIAN HOUSEHOLD
INCOME



3.2%

UNEMPLOYMENT
RATE



53,187

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

