

# Britannia Business Center: Turn-Key Manufacturing Opportunity 3480 E Britannia Tucson, Arizona

A strategic ±30,000 sq. ft. manufacturing space available immediately in Tucson's Britannia Business Center. This facility offers comprehensive infrastructure for companies looking to strengthen domestic manufacturing capabilities, respond to increased defense spending, and navigate global trade uncertainties while maintaining connectivity to key Southwestern markets and military installations.



Commercial Real Estate Group of Tucson, LLC 520-770-9221 [www.cretucson.com](http://www.cretucson.com)

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# Executive Summary

## Strategic Location

Tucson, Arizona offers proximity to major Southwestern markets and military installations, creating an ideal hub for defense-related and advanced manufacturing operations.

## Turn-Key Facility

±30,000 sq. ft. of immediately available manufacturing space with complete infrastructure, allowing for rapid operational deployment without costly build-outs.

## Market Opportunity

Capitalize on reshoring trends and increased defense spending by establishing domestic manufacturing capabilities in a facility designed for immediate production.

The Britannia Business Center offers manufacturers an exceptional opportunity to fast-track production timelines while establishing a strategic presence in the American Southwest. With comprehensive infrastructure already in place, companies can minimize startup delays and begin operations almost immediately.

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# Facility Specifications

## Building Features

- ±30,000 square feet of manufacturing space
- 22' clear height throughout
- Fully air-conditioned interior
- Heavy power capacity for industrial equipment
- Energy-efficient LED lighting throughout
- Secure access

## Loading & Logistics

- Multiple dock-high loading bays
- Grade-level loading access
- Spacious truck court
- Ample parking for employees and visitors
- Efficient interior layout for material flow
- Suitable for various manufacturing processes

The facility's versatile design accommodates a wide range of manufacturing operations, from precision components to larger assemblies. The combination of substantial clear height, robust power infrastructure, and multiple loading options creates an adaptable space that can be configured to meet specific production requirements with minimal modifications.



## Office & Support Areas

The Britannia Business Center includes comprehensive office and support spaces that complement the manufacturing floor, creating a complete operational environment. The administrative areas feature abundant natural light, and functional layouts that support both management activities and employee comfort.

### **Administrative Offices**

Multiple private offices for management and administrative staff, configured for privacy while maintaining operational visibility.

### **Conference Facilities**

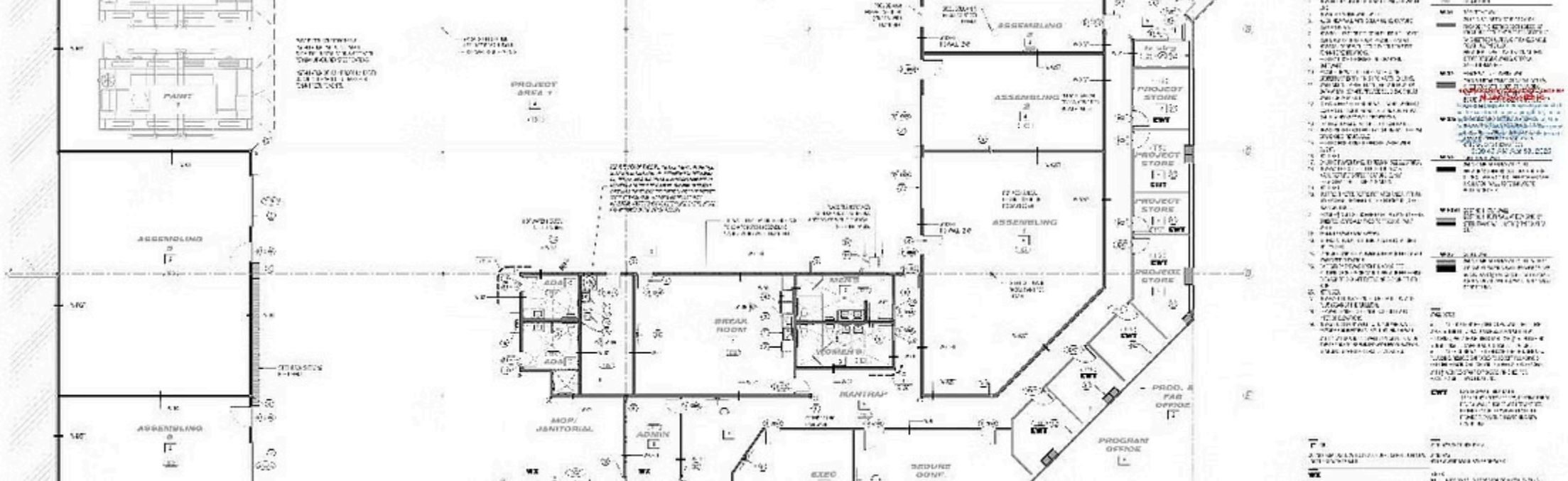
Professional meeting room for team collaborations

### **Employee Amenities**

Spacious break rooms and rest areas designed to enhance employee satisfaction and productivity throughout shifts.

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# Detailed Facility Floor Plan

1

## Manufacturing Core

Spacious, high-clearance production areas designed for flexible equipment layout and scalable operations, including heavy machinery and assembly lines.

2

## Logistics & Loading

Multiple ground-level and dock-high loading doors facilitate efficient inbound material receipt and outbound product shipments, with ample staging areas.

3

## Office & Administrative

Modern, climate-controlled office suites, conference rooms, and administrative support areas with natural light, complementing the industrial space.

4

## Utility & Support

Dedicated zones for electrical infrastructure, compressed air, restrooms, and potential for specialized cleanrooms or testing labs.

## Strategic Reach & Proximity

**45M**

people within a 500-mile radius

**415**

Miles from Southern California

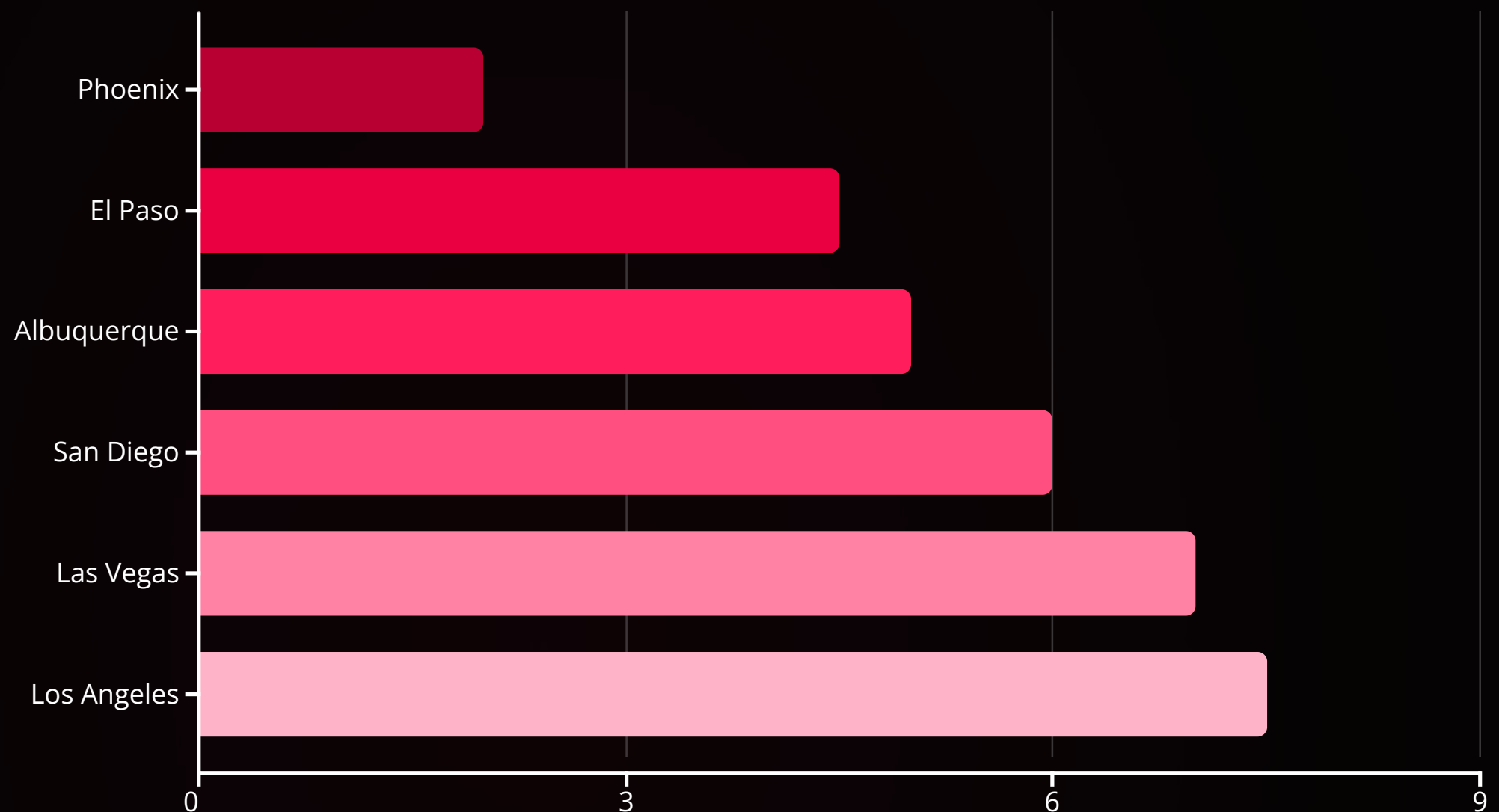
**64**

Miles from the Mexican border

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## Strategic Location Advantages



Tucson's strategic location provides manufacturers with efficient access to major Southwestern markets and transportation networks. The city sits at the intersection of key interstate highways and offers multiple logistics options for both domestic and international shipping.

Additionally, Tucson International Airport provides air cargo capabilities, while the Port of Tucson offers intermodal rail service connecting to major West Coast ports and the national rail network. This multi-modal connectivity ensures flexible supply chain options and resilience against transportation disruptions.





# Defense Industry Connectivity



## Davis-Monthan Air Force Base

Home to the 355th Wing and units, with specialization in close air support, forward air control, and combat search and rescue.



## Fort Huachuca

Major center for military intelligence, electronic warfare, unmanned aircraft systems, and communications technology development.



## Defense Contractors

Established ecosystem of prime contractors and specialized suppliers supporting various defense programs and technologies.

Tucson's proximity to major military installations creates significant opportunities for defense-related manufacturing operations. The region hosts numerous defense contractors and has developed specialized workforce capabilities aligned with aerospace, electronics, and precision manufacturing needs.

Companies supplying components or services to defense programs benefit from reduced logistics timelines and costs, while also gaining opportunities for closer collaboration with military end-users during product development and testing phases.

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# Regional Manufacturing Ecosystem

## Industry Clusters

- Aerospace & defense systems
- Precision electronics
- Optics & photonics
- Advanced materials
- Medical devices & biotechnology

Tucson has developed specialized industry concentrations that create natural synergies for suppliers and complementary operations. The established presence of both large OEMs and specialized suppliers creates opportunities for new entrants to integrate into existing supply chains.

The region's manufacturing ecosystem benefits from strong connections between industry, research institutions, and workforce development programs. The University of Arizona and Pima Community College offer specialized programs aligned with regional manufacturing needs, ensuring a steady pipeline of qualified workers.

# Workforce Advantages

## 500K

### Labor Force Workers

Existing workforce in the greater Tucson region with experience across multiple industries.

## 53K

### University of Arizona

Students enrolled at the University of Arizona each year.

## 28.9%

### Cost Advantage

Lower labor and cost of living compared to California and other Western manufacturing hubs.

Tucson offers manufacturers [looking to do business](#) access to a skilled and diverse workforce at competitive wage rates. The region's educational institutions have developed targeted training programs in areas such as precision machining, electronics assembly, quality control, and advanced manufacturing technologies.

Additionally, Arizona's status as a right-to-work state provides employers with flexibility in workforce management, while the state's business-friendly regulatory environment streamlines compliance requirements compared to other Western manufacturing locations.







# Economic Incentives & Business Climate



## Tax Advantages

Arizona offers a competitive 4.9% corporate tax rate and provides various exemptions for manufacturing equipment and electricity used in manufacturing processes.



## Job Creation Incentives

Qualify for up to \$9,000 per new high-wage job through the Arizona Quality Jobs Tax Credit program for eligible manufacturing operations.



## Foreign Trade Zone

Potential for FTZ designation, reducing property tax assessment ratios from 15% to 5% and providing customs duty advantages for international operations.

Beyond these core incentives, Tucson and the [State of Arizona](#) offers additional support through, customized workforce training grants, and expedited permitting processes for manufacturing operations. The region's economic development organizations provide guidance in navigating available programs and identifying the optimal combination of incentives for specific business models.



# Reshoring & Supply Chain Resilience

The Britannia Business Center provides an ideal solution for companies implementing reshoring strategies in response to global supply chain disruptions and increasing geopolitical uncertainties. With its turn-key infrastructure, companies can rapidly establish domestic manufacturing capabilities without the delays associated with new construction.

## Reduced Lead Times

Eliminate transoceanic shipping delays and customs clearance uncertainties by producing closer to North American end markets.

## Quality Control

Maintain direct oversight of manufacturing processes and implement more rigorous quality management systems within a domestic facility.

## Intellectual Property Protection

Secure valuable manufacturing processes and proprietary technologies within the stronger IP protection framework of the United States.

## "Made in USA" Marketing

Capitalize on growing consumer and government procurement preferences for American-made products across multiple industries.

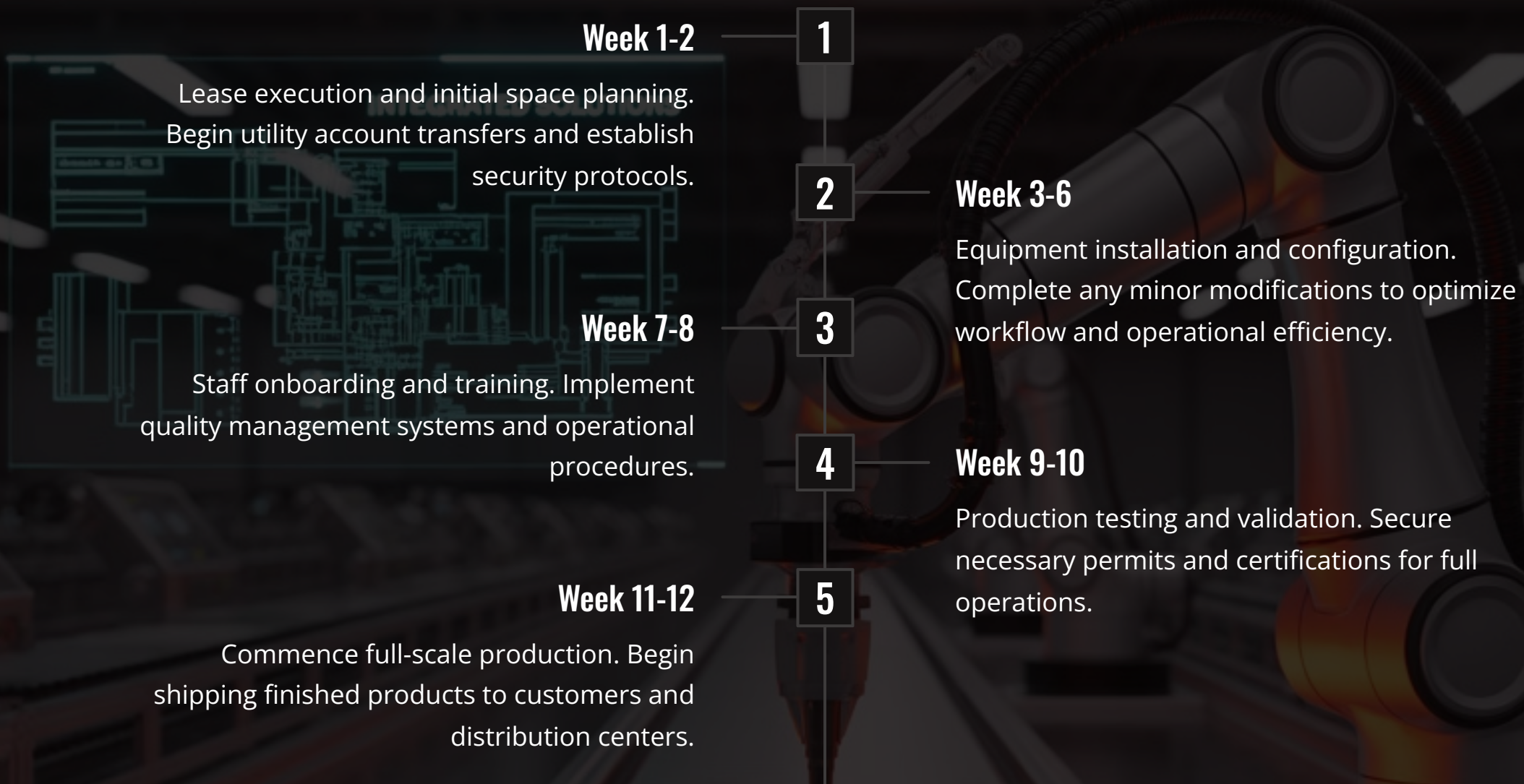
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# Fast-Track Implementation Timeline



The Britannia Business Center's turn-key nature significantly compresses the typical timeline for establishing manufacturing operations. Companies can achieve operational status in approximately three months, compared to 12-18 months for custom-built facilities.

This accelerated timeline allows manufacturers to respond rapidly to market opportunities, fulfill contract requirements with shorter lead times, and begin generating revenue substantially sooner than competitors pursuing ground-up construction projects.

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# Next Steps & Contact Information



## Schedule a Tour

Get a comprehensive online walkthrough of the facility, including manufacturing floor, offices, and loading areas.



## On-Site Visit

Arrange an in-person inspection of the Britannia Business Center.



## Custom Space Planning

Work with our facilities team to develop layout configurations tailored to your specific manufacturing requirements.



## Lease Discussion

Review flexible lease terms, including expansion options and potential tenant improvement allowances.



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Don't miss this opportunity to secure premium manufacturing space in a strategic Southwestern location. The Britannia Business Center offers the rare combination of immediate availability, comprehensive infrastructure, and strategic positioning that can accelerate your company's manufacturing capabilities and market presence.



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