

**FOR SALE**  
**16,895 SF**



**4051 W. COSTCO DRIVE**

**Tucson, AZ 85741**

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

# PROPERTY HIGHLIGHTS

- 16,895 SF flex industrial building on 2.82 acres
- Zoned HI (Heavy Industrial) in northwest Tucson, near I-10
- Single-tenant, block construction with 1,000 AMP power
- High-demand location with nearby retail, entertainment, and residential
- Ideal for manufacturers or R&D users matching current buildout
- Ideally suited for manufacturers or R&D firms compatible with the existing buildout

Building Size: 16,895 SF

Sale Price: \$2,500,000

Site Area: 2.82 Acres

Clear Height: 16' Estimated

Sprinkler: Wet Pipe Sprinkler System

Zoning: Zoned HI (Heavy Industrial)

Year Built: 1999

Other: Secured Rear Yard



*\*Inquire with agent regarding tower access easement*

Costco Dr

Cellular  
Tower &  
Equipment\*



**AERIAL**



# A DRIVING WORKFORCE

- Prime industrial location near I-10 and the Union Pacific Railroad, offering excellent regional and national distribution access
- Zoned HI (Heavy Industrial) in northwest Tucson, surrounded by major retailers, entertainment, and residential developments
- Situated in a high-demand industrial area surrounded by retail, entertainment, and residential developments for added convenience



4,836  
**POPULATION**  
*Within 1 Mile*



\$78,896  
**AVG. INCOME**  
*Within 1 Mile*



\$226,872  
**AVG. HOMEVALUE**  
*Within 1 Mile*



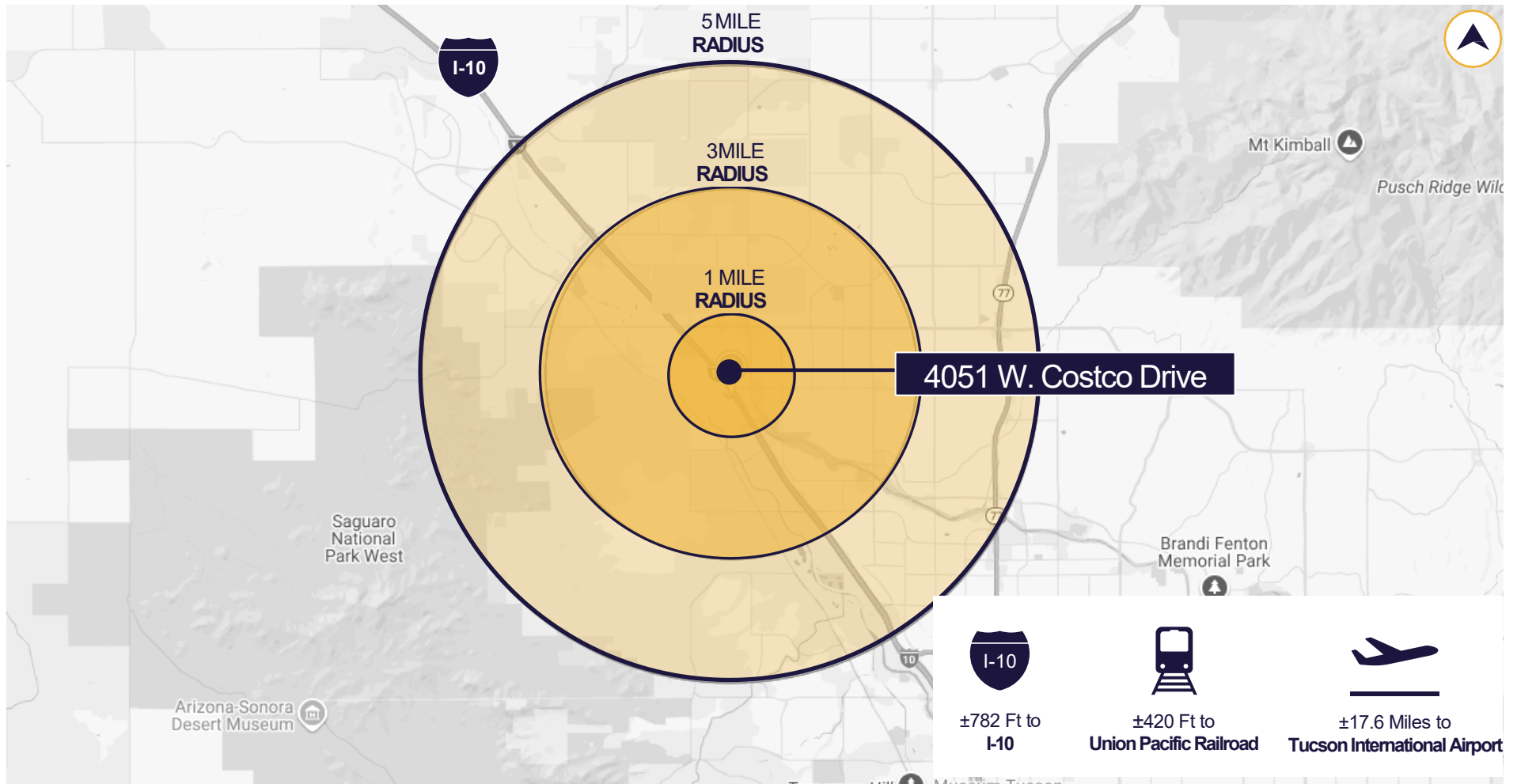
3,856  
**EMPLOYEES**  
*Within 1 Mile*

127,815  
**POPULATION**  
*Within 5 Miles*

\$106,441  
**AVG. INCOME**  
*Within 5 Miles*

\$306,898  
**AVG. HOMEVALUE**  
*Within 5 Miles*

44,613  
**EMPLOYEES**  
*Within 5 Miles*



# TRANSPORTATION & TRADE



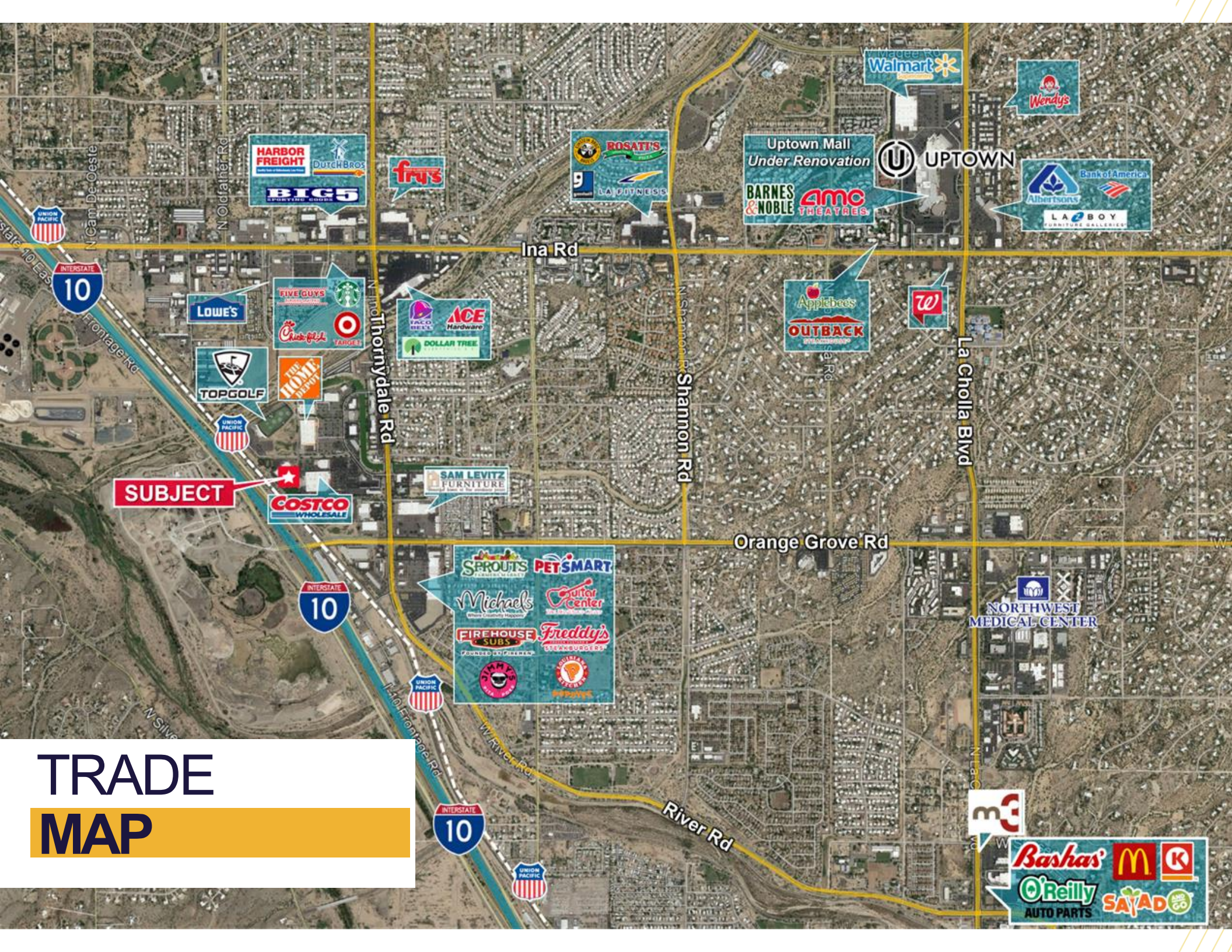
Tucson boasts a well-connected transportation network, anchored by three major interstate freeways. I-10 runs from California to Florida, providing a vital east-west corridor. I-19 connects Southern Arizona to the Mexican border and offers the fastest route from Tucson or Phoenix to the border. Meanwhile, I-8 heads west toward San Diego and Southern California, enhancing regional access.

In terms of rail transportation, Tucson benefits from the Union Pacific Railroad, which encompasses The Port of Tucson—a comprehensive inland port, rail yard, and intermodal facility. Spanning over 264 acres, this port offers a range of logistics solutions for warehousing, distribution, and manufacturing facilities at the University of Arizona Tech Parks.

Despite being located in the desert, Tucson has access to deep-water ports through several locations, including San Diego, Los Angeles, Houston, and Mexico. The nearest port, The Port of Guaymas in Mexico, lies approximately 315 miles south of Tucson in the Gulf of California. Additionally, The Port of Los Angeles, situated 484 miles northwest of Tucson, is within reach. These ports grant Tucson convenient access to shipping destinations overseas.

Tucson International Airport serves as a crucial point of entry. It provides non-stop services to various cities, including Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Portland, Seattle/Tacoma, Salt Lake City, Denver, Houston, Dallas/Ft Worth, Minneapolis, Chicago, Atlanta, New York, and more.





# TRADE MAP

**SUBJECT**

HARBOR FREIGHT  
DUTCHBROS  
BIG5 SPORTS GOODS

FRYS

ROSATTI'S  
LA FITNESS

Uptown Mall  
Under Renovation  
BARNES & NOBLE  
AMC THEATRES

UPTOWN

Wendy's

Bank of America  
Albertsons  
LA BOY FURNITURE GALLERIES

Walmart

LOWE'S

FIVE GUYS  
Chick-fil-A  
TARGET

ACE Hardware  
DOLLAR TREE

Applebees  
OUTBACK STEAKHOUSE

W

TOPGOLF

THE HOME DEPOT

SAM LEVITZ FURNITURE

Orange Grove Rd

COSTCO WHOLESALE

SPROUTS  
PET SMART  
Michaels  
Guitar Center  
FIREHOUSE SUBS  
Freddy's STEAKBURGERS  
DUNKIN' DONUTS  
SUBWAY

NORTHWEST MEDICAL CENTER

INTERSTATE 10

INTERSTATE 10

m3

Bashas' McDonald's KFC  
O'Reilly AUTO PARTS SAJAD SUB CO

# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**456,600**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**1.1%**

POPULATION  
GROWTH RATE



**\$74,400**

MEDIAN HOUSEHOLD  
INCOME



**3.9%**

UNEMPLOYMENT  
RATE



**±56,544**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

THE UNIVERSITY  
OF ARIZONA

## 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

- #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

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

# CONTACT INFORMATION



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



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

2/23/2026