



±82,754 Square Foot
Manufacturing & Warehouse Facility
For Sale

6270 S. Country Club Road | Tucson, AZ

Contact Us for Sale Information:

Jerry A. LoCoco, J.D.
Vice President
+1 928 919 6544
jerry.lococo@colliers.com

Rob Martensen, SIOR, CCIM
Vice Chair
+1 602 222 5082
rob.martensen@colliers.com

Colliers
2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
+1 602 222 5000



Overview

- Location: 6270 S. Country Club Road, Tucson, AZ 85706
- Land Area: ±3.42 Acres
- Zoning: PI, Park Industrial & I-1, Light Industrial - City of Tucson
- Sale Price: \$8,250,000
- ±2.1 miles to Tucson International Airport
- ±2.6 miles to Interstate 10

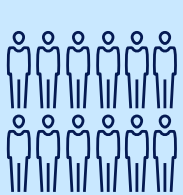


Building Specifications

Total Size	±82,754 SF / Office: ±2,500 SF
Clean Room	±5,000 SF infrastructure in place
Loading	7 loading docks / 3 grade level roll-up doors
Electrical	4000 amps, 277/480v, 3 phase
Clear Height	±18' - ±22'
Parking	49 spaces



Demographics



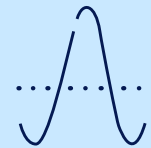
2024 Population

3-mile	63,092
5-mile	146,927
10-mile	553,128



2024 Average Household Income

3-mile	\$60,564
5-mile	\$59,115
10-mile	\$65,711



2024 Median Age

3-mile	31.2
5-mile	31.9
10-mile	35.0

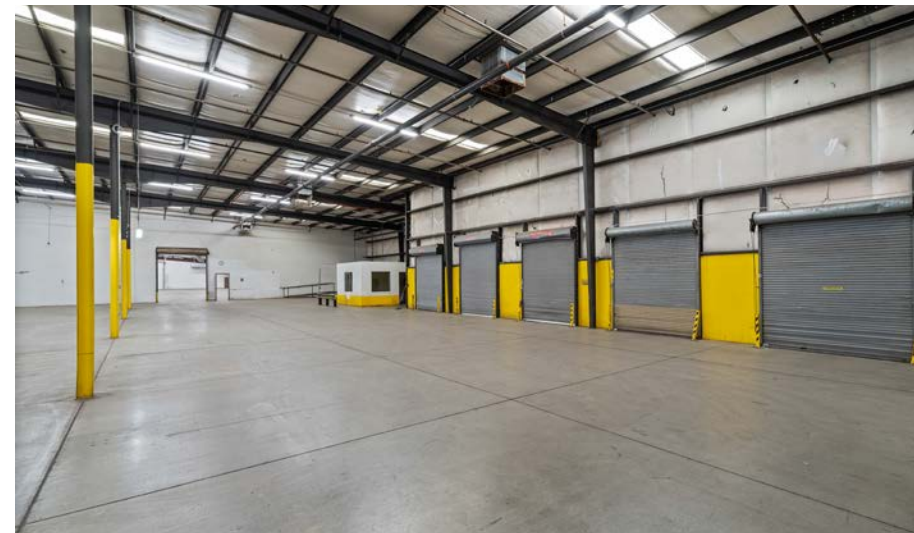


2024 Households

3-mile	21,047
5-mile	49,627
10-mile	227,185

Photos

6270 S. Country Club Road, Tucson, AZ - For Sale



Photos

6270 S. Country Club Road, Tucson, AZ - For Sale

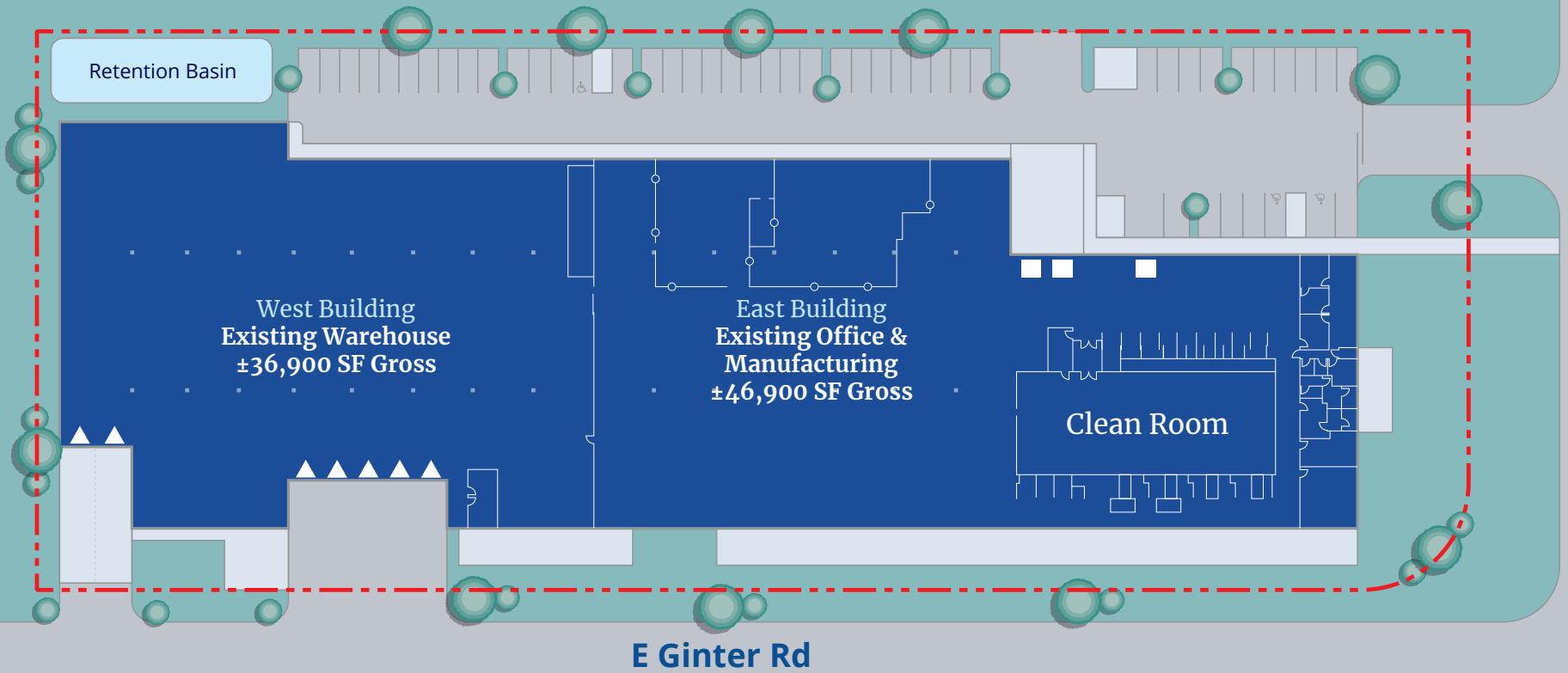


Site Plan

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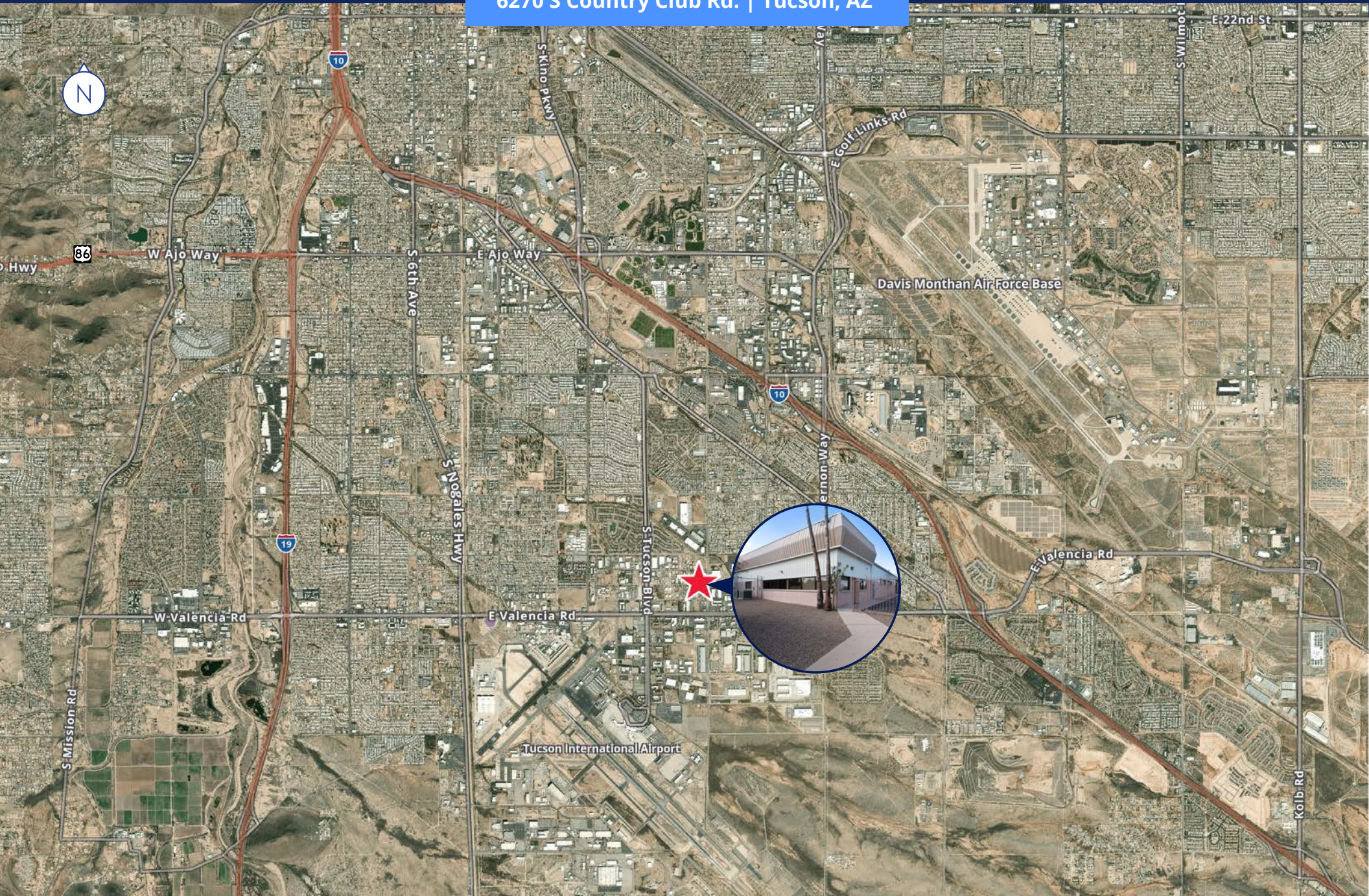
- ▲ DOCK DOORS
- DRIVE-IN DOORS



±82,754 Sq. Ft. Manufacturing & Warehouse Facility

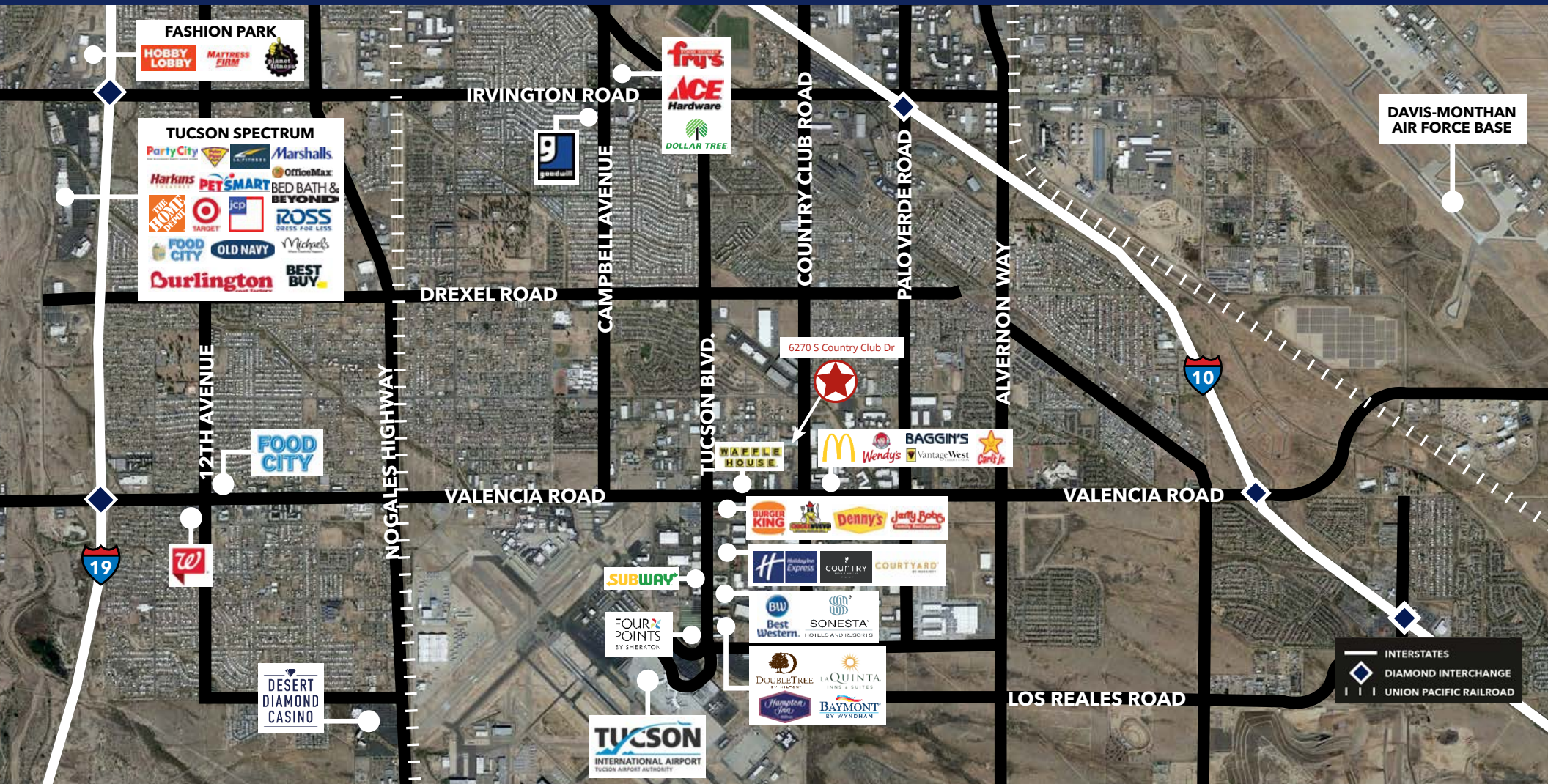
Location Overview

6270 S Country Club Rd. | Tucson, AZ



Retail Amenities

6270 S Country Club Rd. | Tucson, AZ



Corporate Users

6270 S Country Club Rd. | Tucson, AZ



Drive Time Map



Tucson, AZ To:	Approximate Distance	Approximate Drive Time
Phoenix	113 miles	1 hr. 40 mins.
Las Vegas	414 miles	5 hrs. 55 mins.
Los Angeles	486 miles	6 hrs. 48 mins.
Yuma	239 miles	3 hrs. 12 mins.
El Paso	318 miles	4 hrs. 25 mins.
San Diego	409 miles	5 hrs. 35 mins.

100 mi

Tucson

Broker Contact:

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Interstates 10 and 19 connect **Tucson** with Phoenix, Los Angeles, El Paso, and Sonora, Mexico. Tucson International Airport, located 10 miles from the city center, offers nonstop service to 19 major cities.

Located just 66 miles from the international border and the Mariposa Port of Entry, **Tucson** holds a special geographic position for businesses engaged in international trade. Mexican tourists spend more than \$20 billion per year in Arizona stores, hotels, restaurants, and other businesses.

Tucson is slightly more insulated from economic downturns than other metros due to its relatively large share of government jobs, which account for 20% of the metro's employment. Learn about City Incentives [here](#). Key **industries** in **Tucson** include Bioscience, Aerospace & Defense and Transportation & Logistics.

Tucson is home to the University of Arizona, a premier public research institution recognized for leadership and innovation in advanced energy, defense and security, bioscience, mining technology, arid lands agriculture, and water resources. **Tucson** is also home to Pima Community College, and a diverse constellation of public, private, and parochial K-12 education institutions

Tucson's culture is vibrant with hundreds of miles of hiking trails, and breathtaking views and was named as the first City of Gastronomy by UNESCO. Learn more about **Tucson's** culture [here](#).

Information & Data - CoStar & Connect Tucson

