

FOR LEASE

±6,882 SF – ±116,480 SF

Est. Completion Q1 2026



CUSHMAN &
WAKEFIELD



PICOR



Schnitzer
PROPERTIES



DREXEL COMMERCE CENTER

Tucson, AZ 85706

Fully Air Conditioned, Manufacturing Capable Buildings

Jesse Blum, SIOR / Principal, Industrial Properties / +1 520 546 2772 / jblum@picor.com

Alex Demeroutis / Industrial Properties / +1 520 546 2773 / ademeroutis@picor.com

Robert Glaser, CCIM, SIOR / Principal, Industrial Properties / +1 520 546 2707 / rglaser@picor.com

PROPERTY HIGHLIGHTS

Drexel Commerce Center features two fully air-conditioned buildings with rear dock and grade loading and heavy power, making it compatible for manufacturing uses.

Project size	±184,080 total SF
Total building SF	<u>Building A</u> – 116,480 SF <u>Building B</u> – 67,600 SF
Divisible to	<u>Building A</u> – 16,775 SF <u>Building B</u> – 6,882 SF
Land size	Situated on 11.9 acres
Cooling	Fully Air Conditioned
Loading	Dock and Grade
Roof system	TPO
Truck Court	170 FT Between Buildings
Loading	Rear
Slab Thickness	7"
Zoning	I-1 & P-1, Light Industrial & Park Industrial
Fire Sprinkler System	ESFR
Gas	Available
Power	<u>Building A</u> : 2500A, 277/480V, 3 Phase <u>Building B</u> : 1600A 277/480V, 3 Phase
Fiber	COX, Lumen



RENDERING



RENDERING

BUILDING A SPECS

Available $\pm 16,775$ SF - 116,480 SF
5 Suites Available

Lease Rate Contact Agent

Loading
(3) 16,775 SF Suites – 5-6 Dock And 1 Grade Doors
(1) 24,221 SF Suite – 7 Dock And 1 Grade Doors
(1) 41,934 SF Suite - 14 Dock And 2 Grade Doors

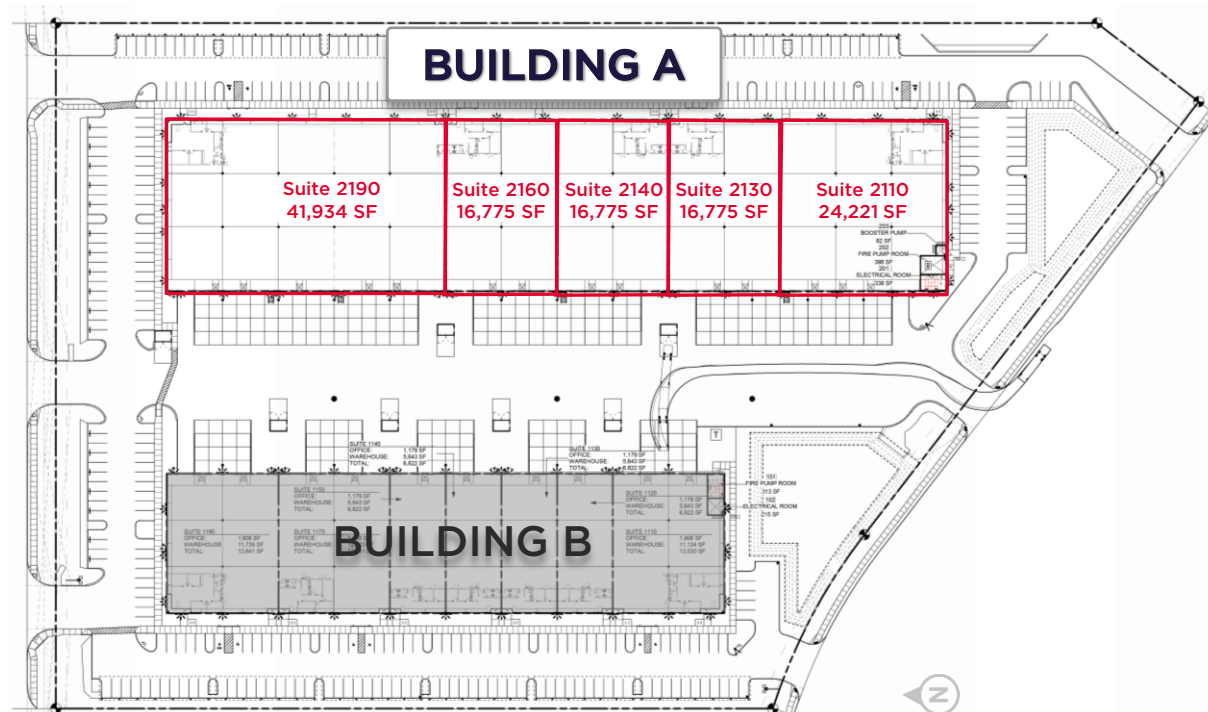
Dock doors (9' x 10')
Grade level doors (12' x 14')

Column
Spacing 50' X 52' With 60' X 52' Speed Bay

Parking 221 Spaces

Clear Height 30'

Power 2500A, 277/480V, 3 Phase
200 AMP minimum capacity per space.



BLDG A - SUITE 2190

± 41,934 SF

Total SF ±41,934 SF

Office SF ±2,172 SF

Warehouse SF ±39,762 SF

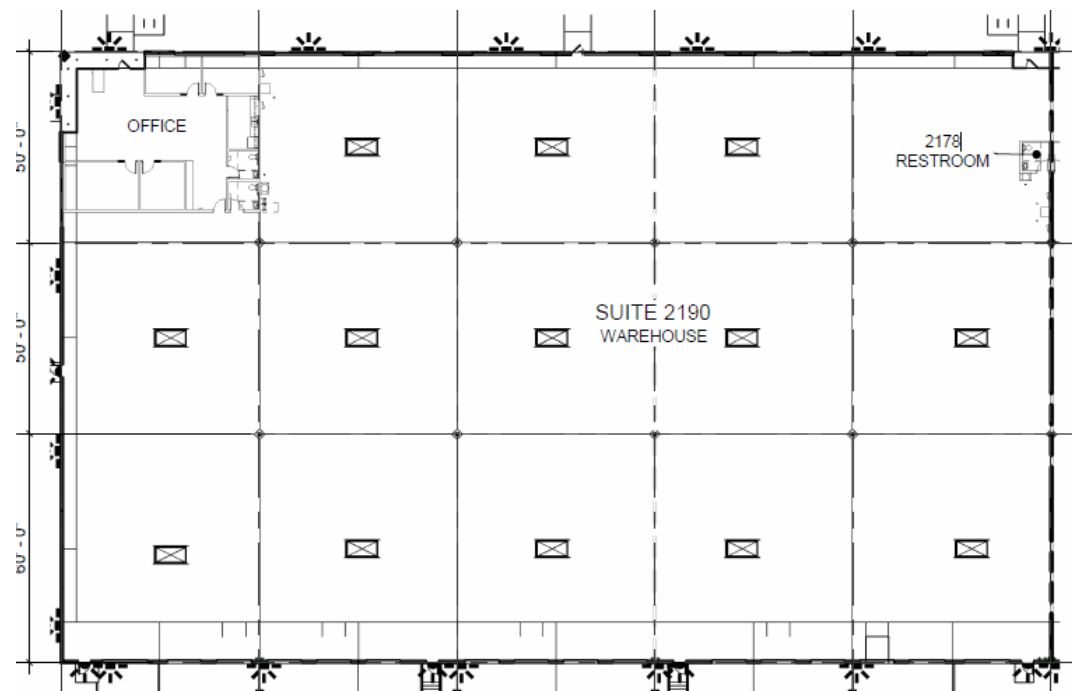
Grade Doors Two (2) grade level doors (12' x 14')

Dock Doors Fourteen (14) dock doors (9' x 10')

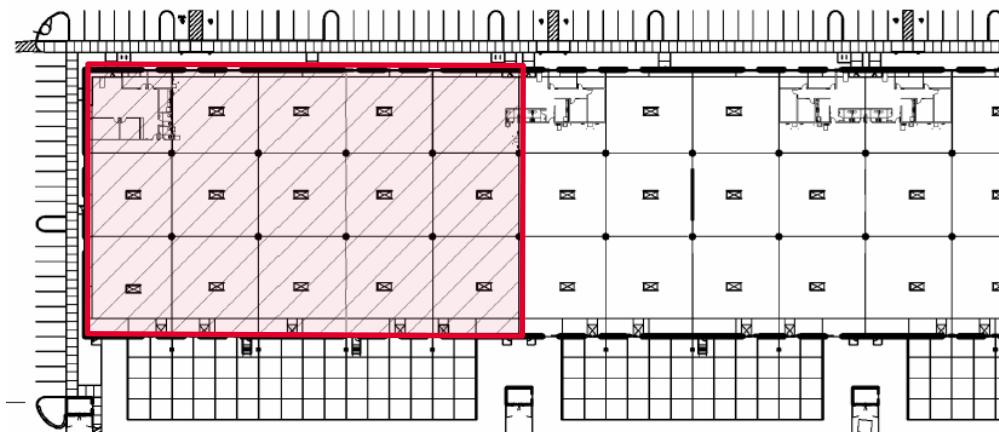
Clear Height 30'

Power 1600A 277/480V, 3 phase
200 AMP minimum capacity per space.

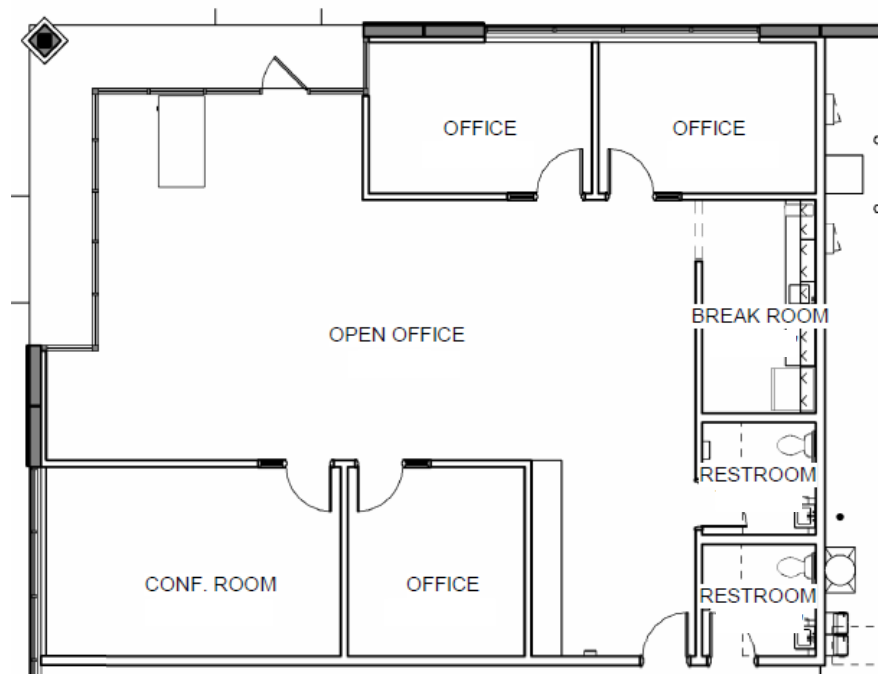
Floor Plan



Building A



Office Floor Plan



BLDG A - SUITE 2160

±16,775 SF

Total SF ±16,775 SF

Office SF ±1,624 SF

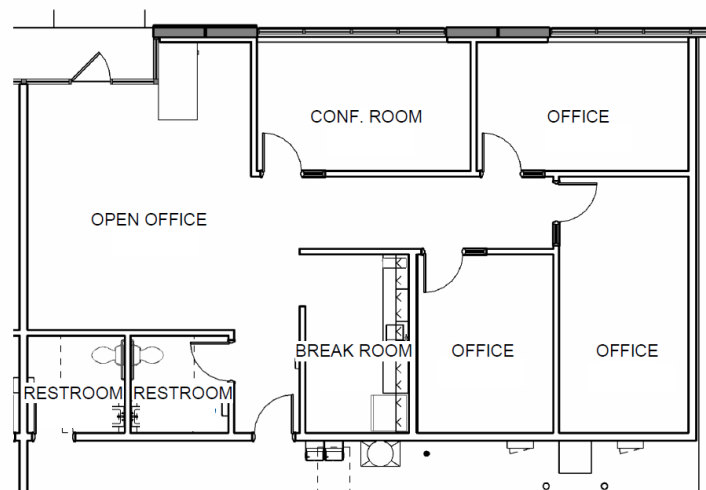
Warehouse SF ±15,151 SF

Grade Doors One (1) grade level door (12' x 14')

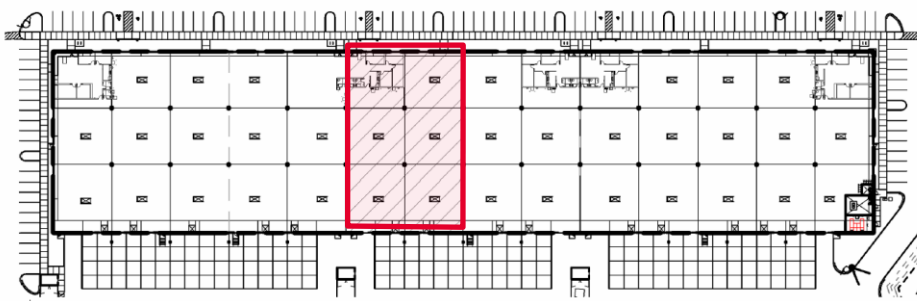
Dock Doors Six (6) dock doors (9' x 10')

Clear Height 30'

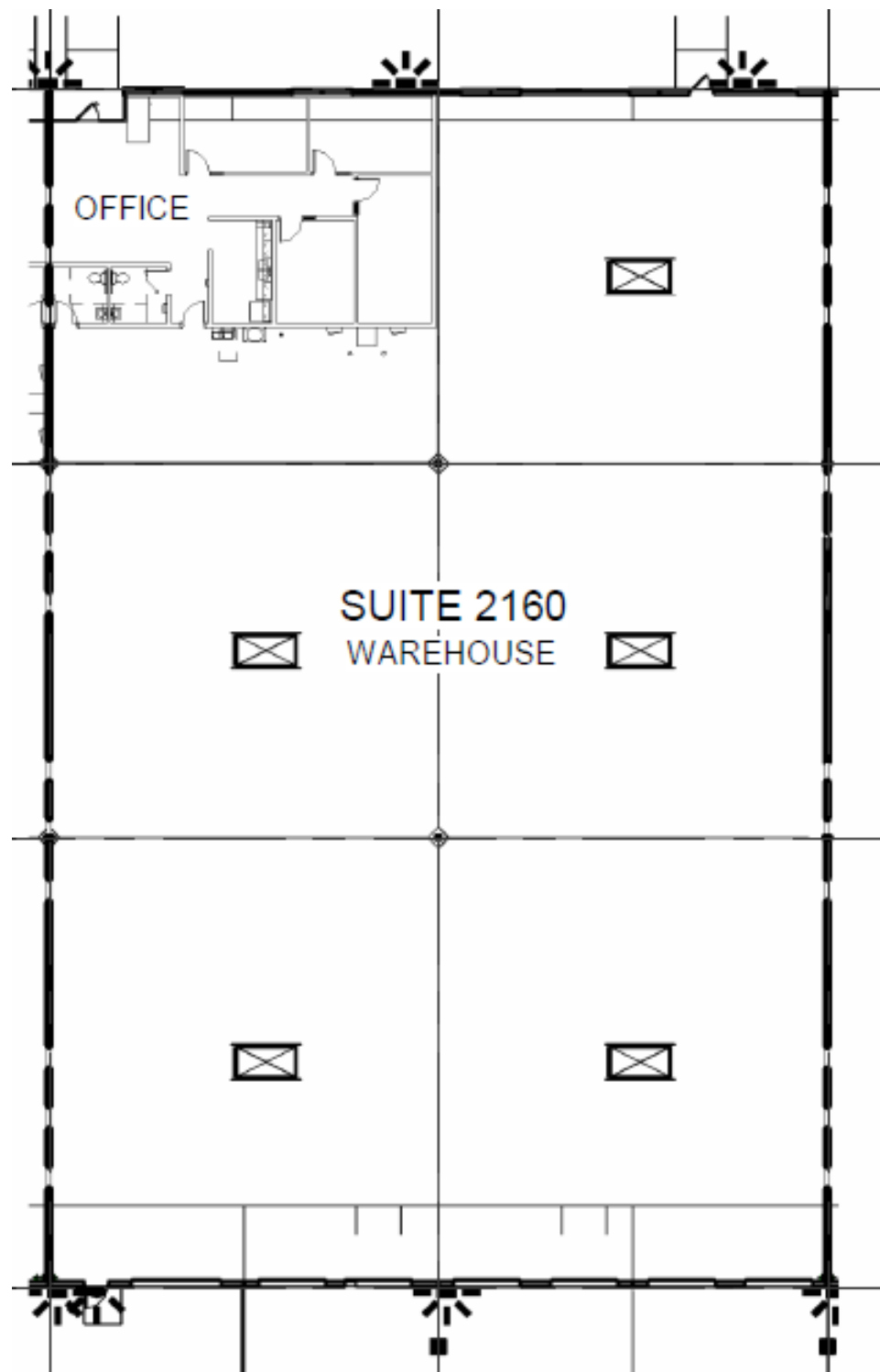
Office Floor Plan



Building A



Floor Plan



BLDG A - SUITE 2140

±16,775 SF

Total SF ±16,775 SF

Office SF ±1,624 SF

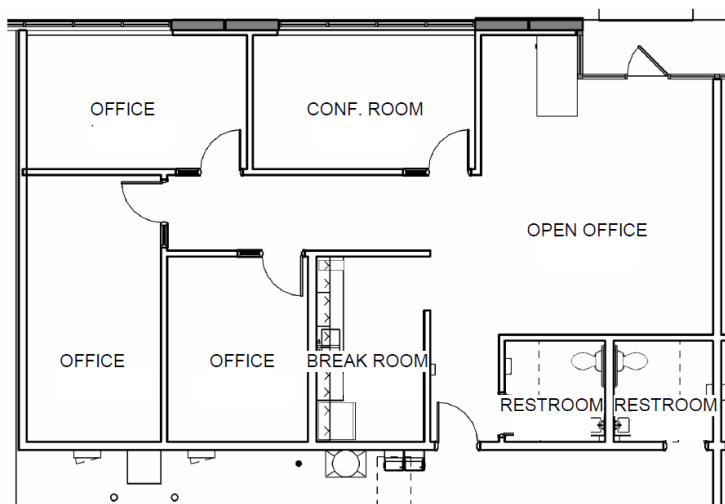
Warehouse SF ±15,151 SF

Grade Doors One (1) grade level door (12' x 14')

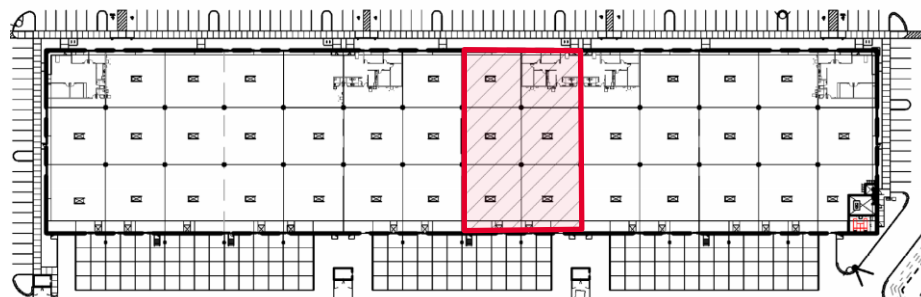
Dock Doors Five (5) dock doors (9' x 10')

Clear Height 30'

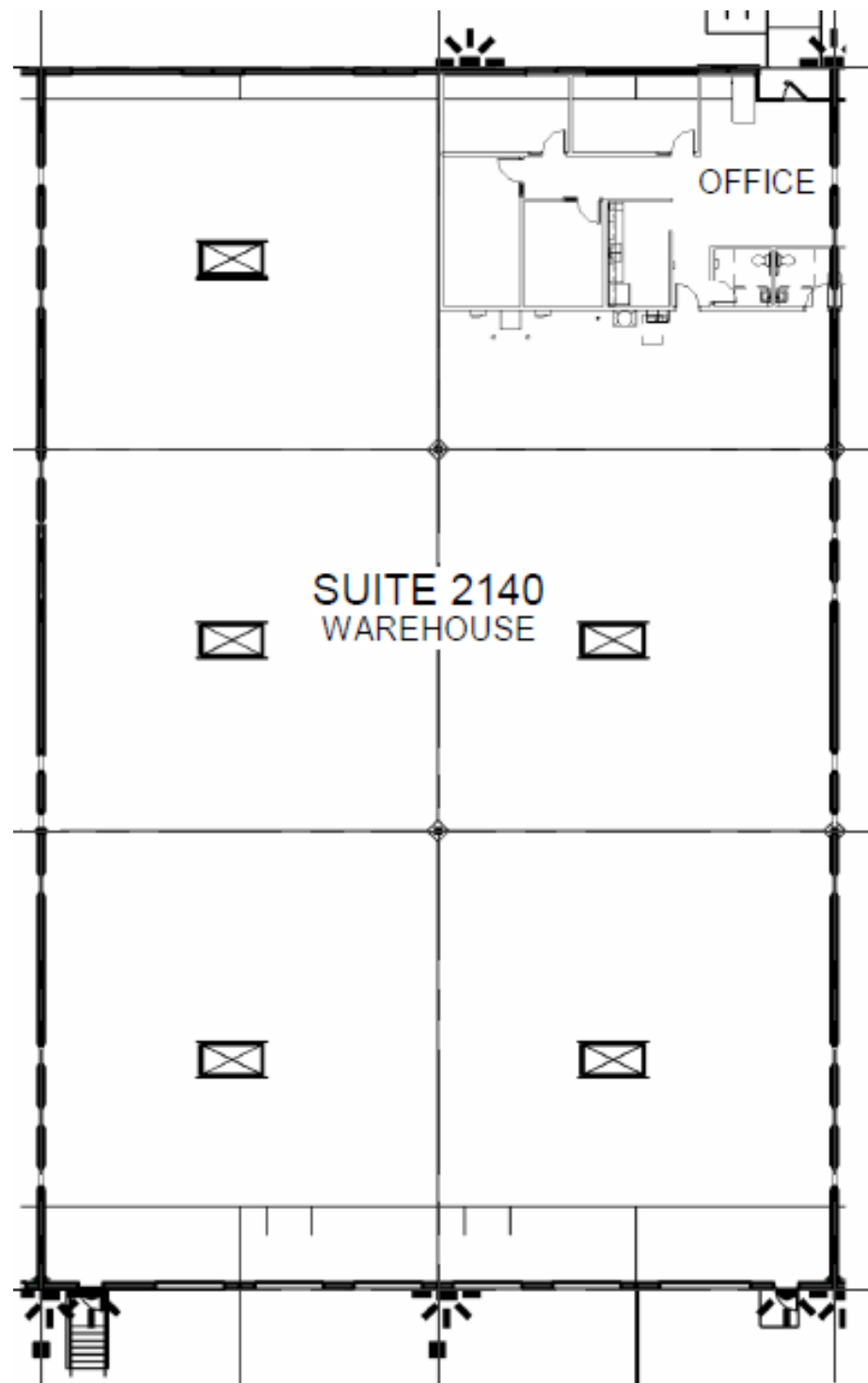
Office Floor Plan



Building A



Floor Plan



BLDG A - SUITE 2130

±16,775 SF

Total SF ±16,775 SF

Office SF ±1,624 SF

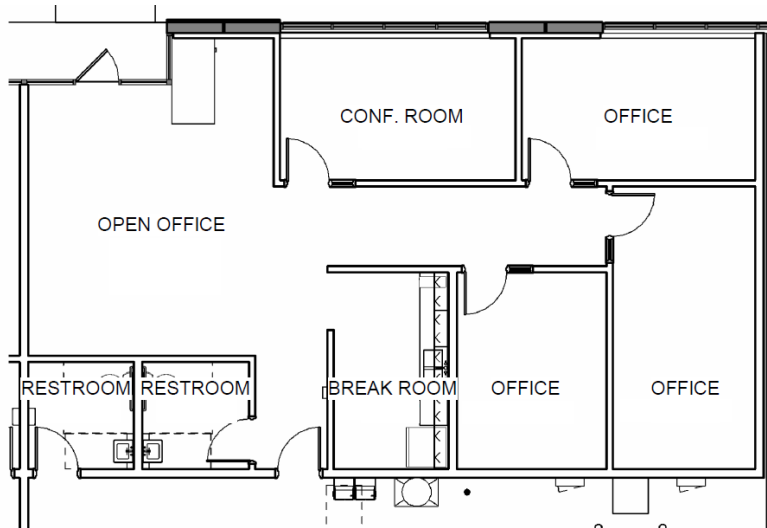
Warehouse SF ±15,151 SF

Grade Doors One (1) grade level door (12' x 14')

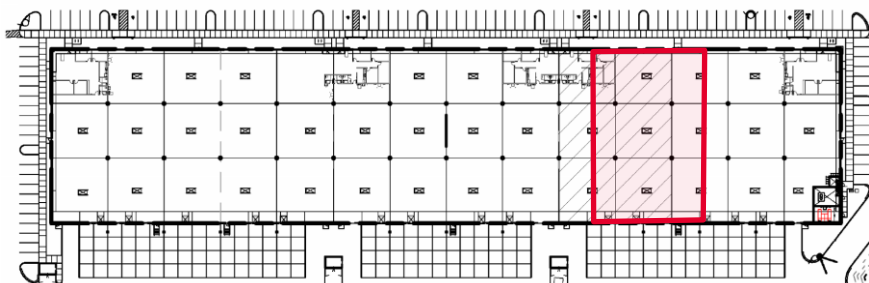
Dock Doors Six (6) dock doors (9' x 10')

Clear Height 30'

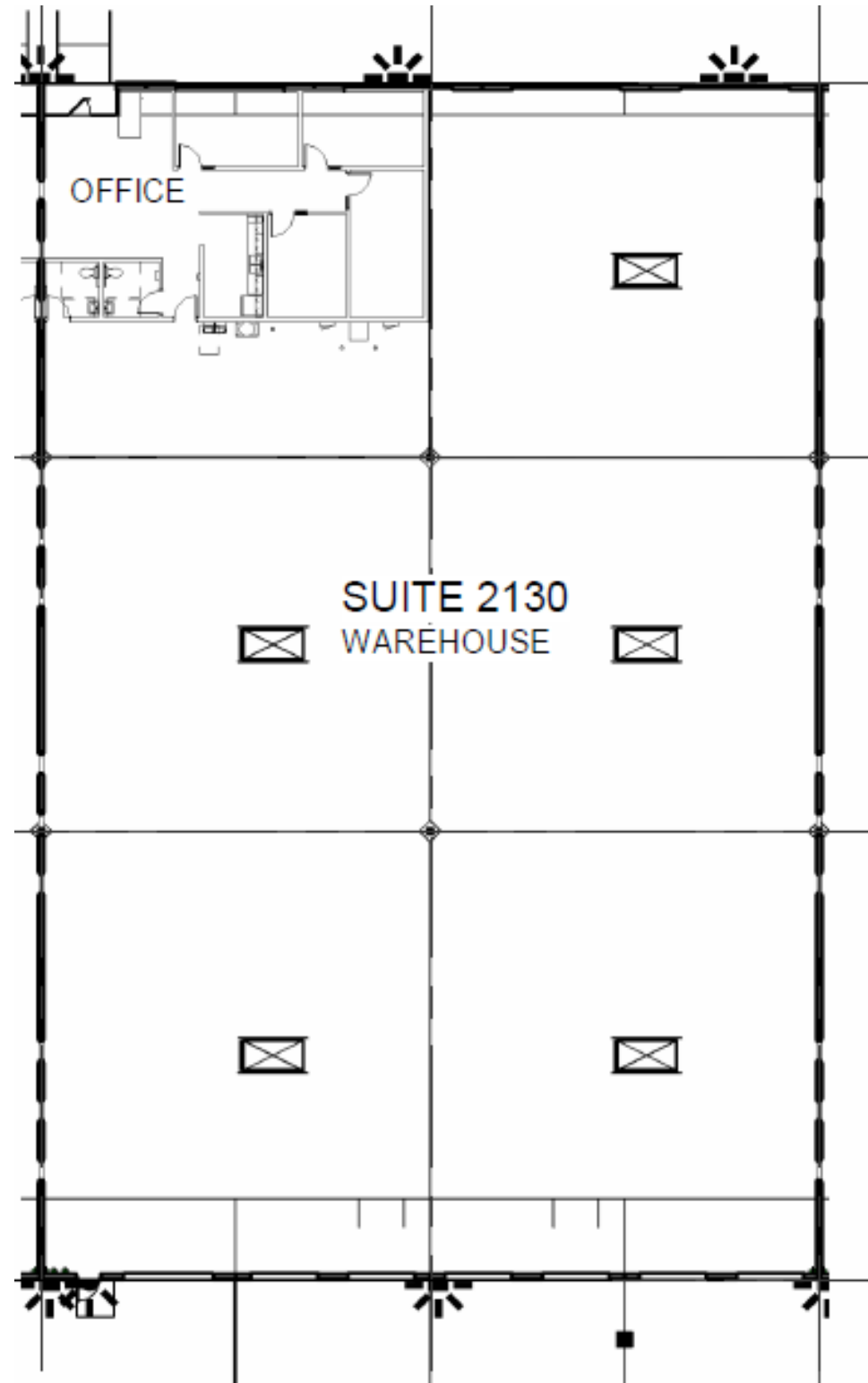
Office Floor Plan



Building A



Floor Plan



BLDG A - SUITE 2110

±24,221 SF

Total SF ±24,221 SF

Office SF ±2,172 SF

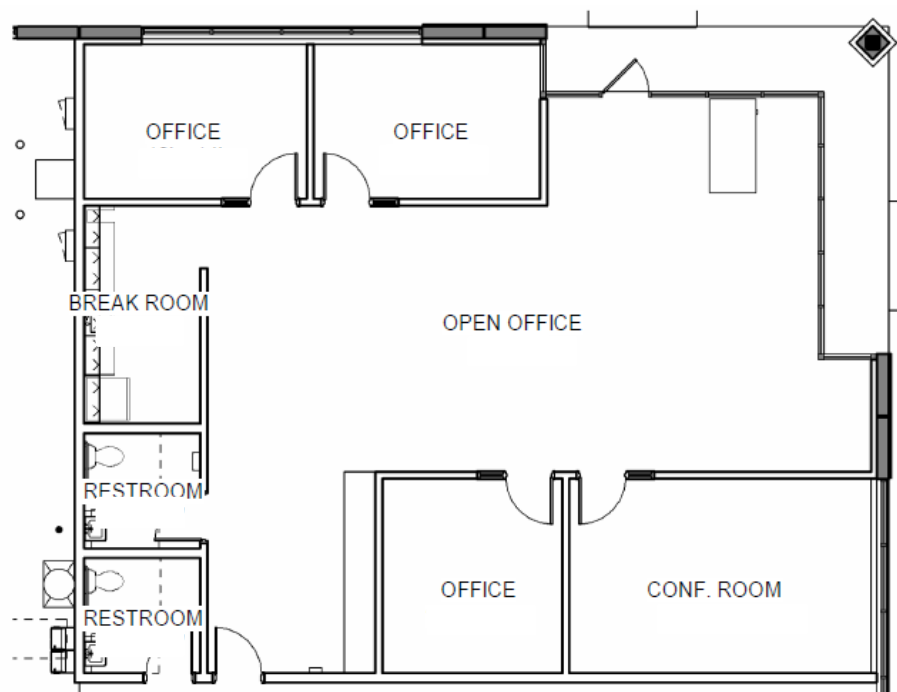
Warehouse SF ±22,049 SF

Grade Doors One (1) grade level door (12' x 14')

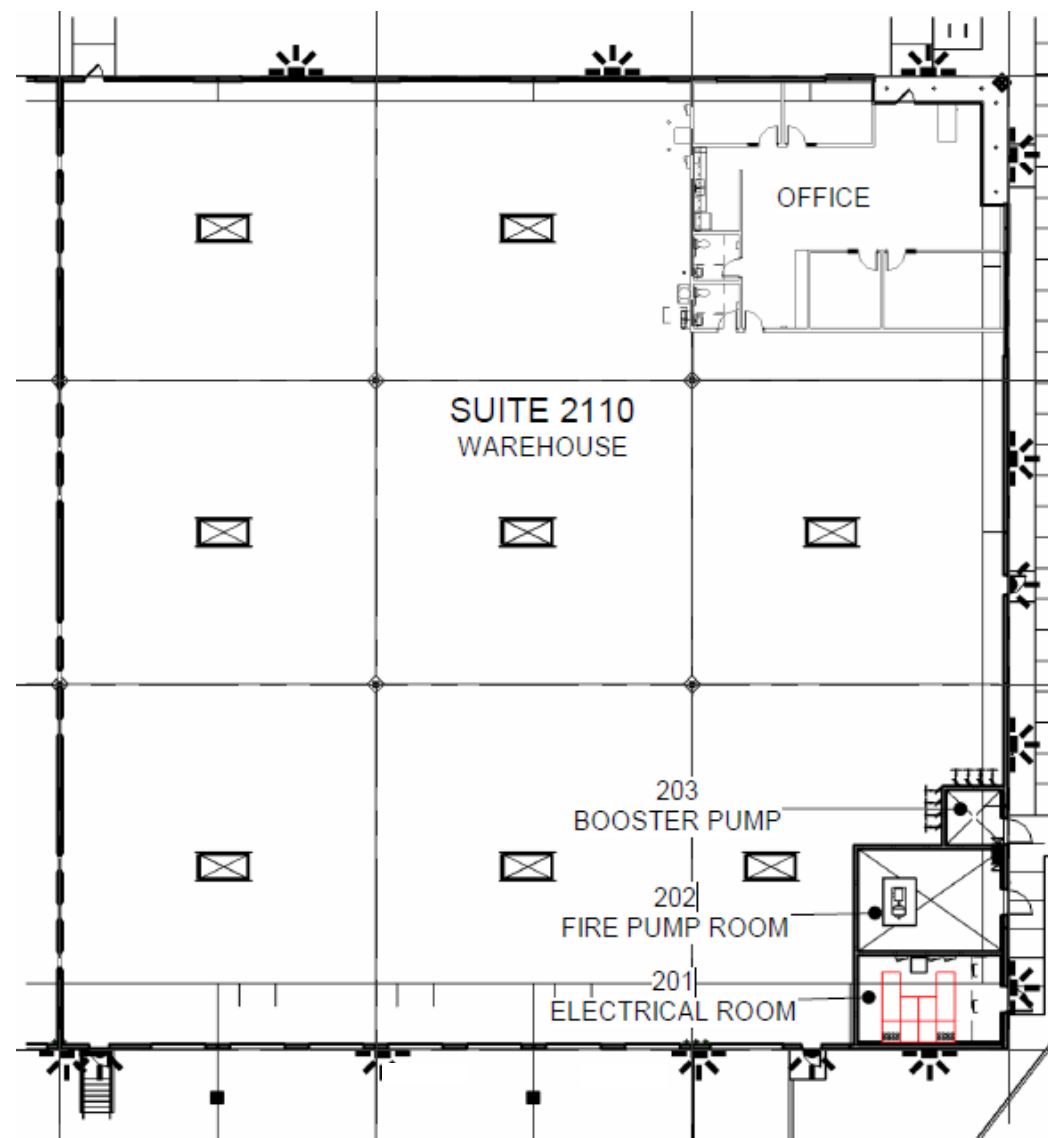
Dock Doors Seven (7) dock doors (9' x 10')

Clear Height 30'

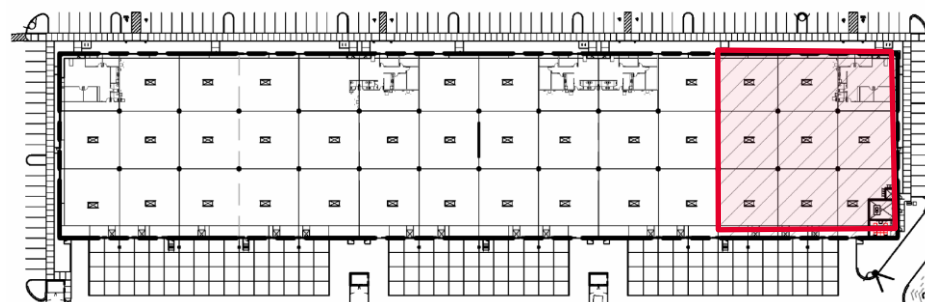
Office Floor Plan



Floor Plan



Building A



BUILDING B SPECS

Available ±6,882 SF – 67,600 SF
7 suites available

Lease Rate Contact Agent

Loading (4) 6,882 SF Suites - 2 Dock And 1 Grade Doors
(1) 13,030 SF Suite - 4 Dock And 1 Grade Doors
(2) 13,641 SF Suite - 4 Dock And 1 Grade Doors

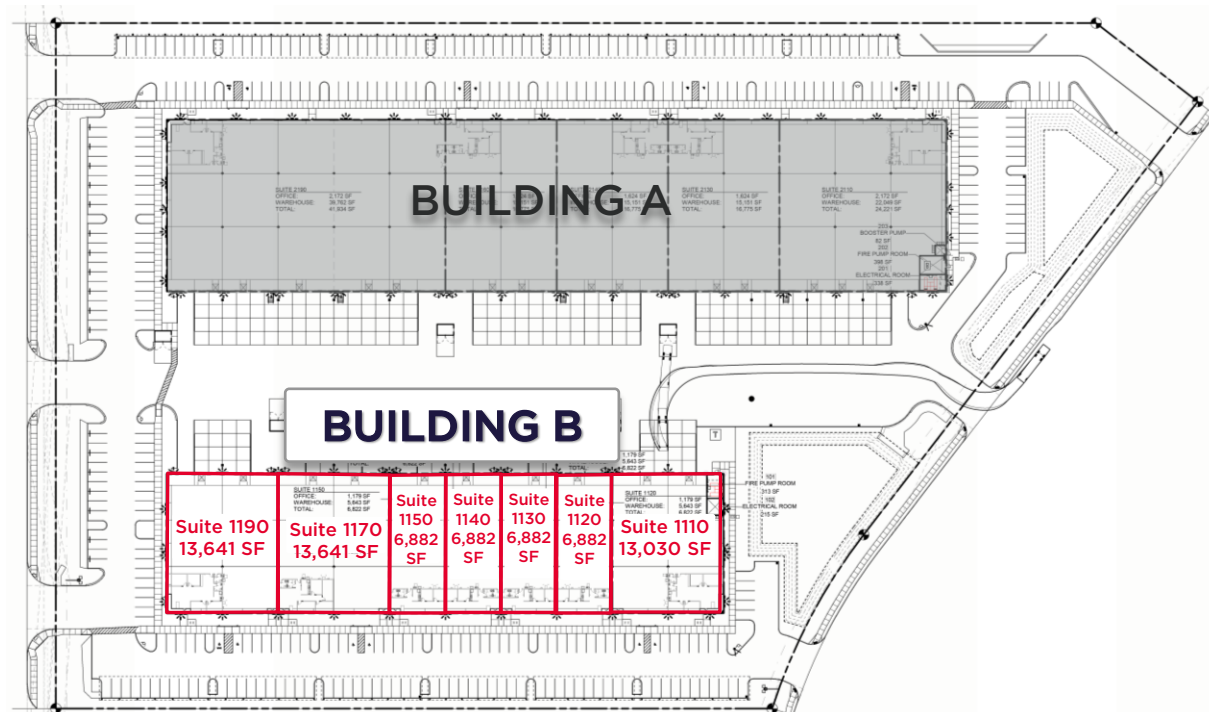
Dock doors (9' x 10')
Grade level doors (12' x 14')

Column Spacing 43.33' X 52'

Parking 153 (2.26 Per 1,000 SF)

Clear Height 26'

Power 1200A Main, 480Y/277V, 3 phase, 4W to building. 200 AMP minimum capacity per space.



BLDG B - SUITE 1190

±13,641 SF

Total SF ±13,641 SF

Office SF ±1,906 SF

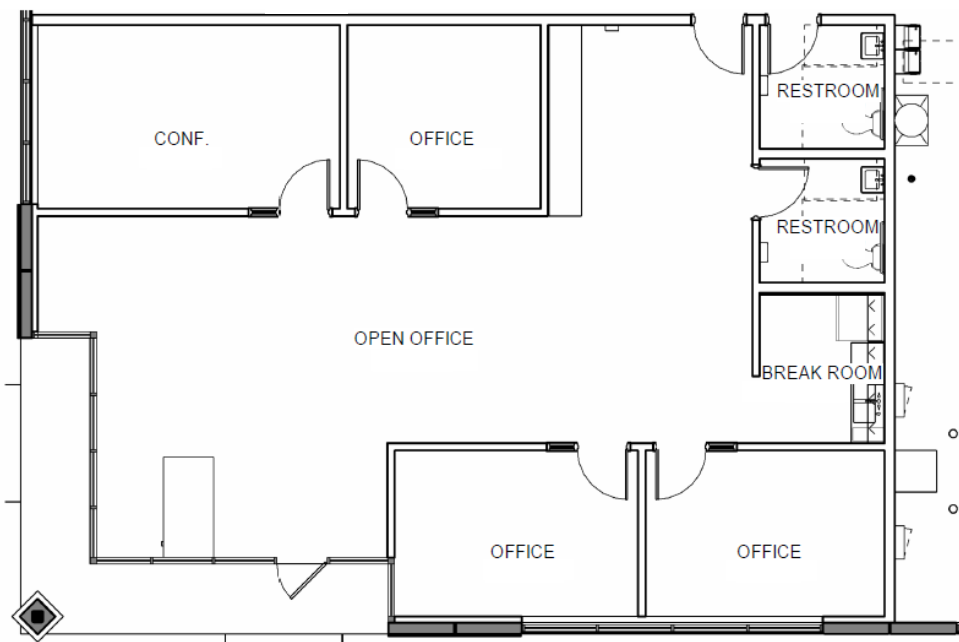
Warehouse SF ±11,735 SF

Grade Doors Two (2) grade level doors (12' x 14')

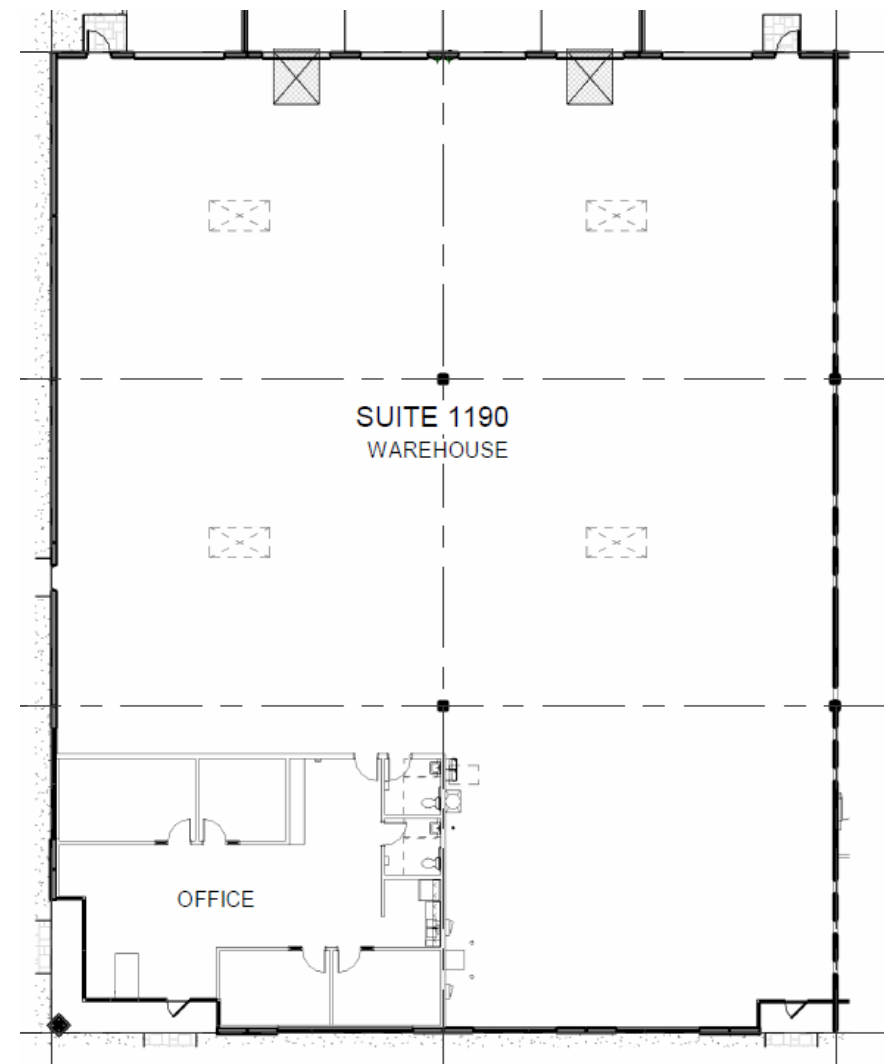
Dock Doors Four (4) dock doors (9' x 10')

Clear Height 26'

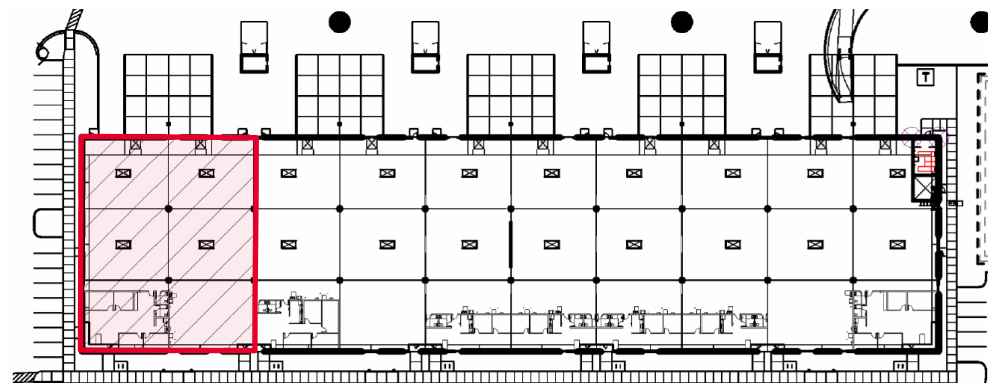
Office Floor Plan



Floor Plan



Building B



BLDG B - SUITE 1170

±13,641 SF

Total SF ±13,641 SF

Office SF ±1,618 SF

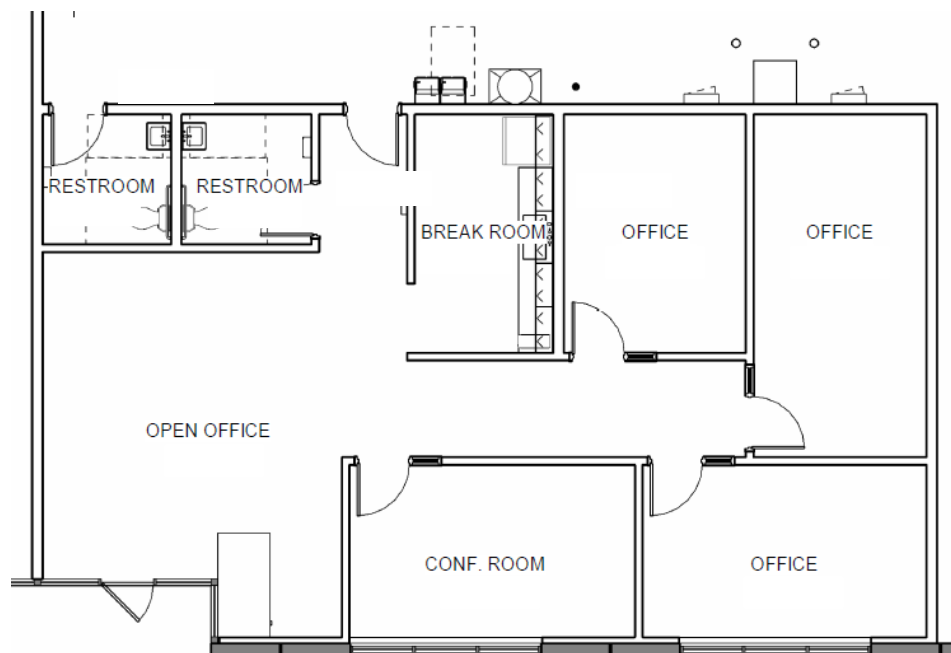
Warehouse SF ±12,023 SF

Grade Doors Two (2) grade level doors (12' x 14')

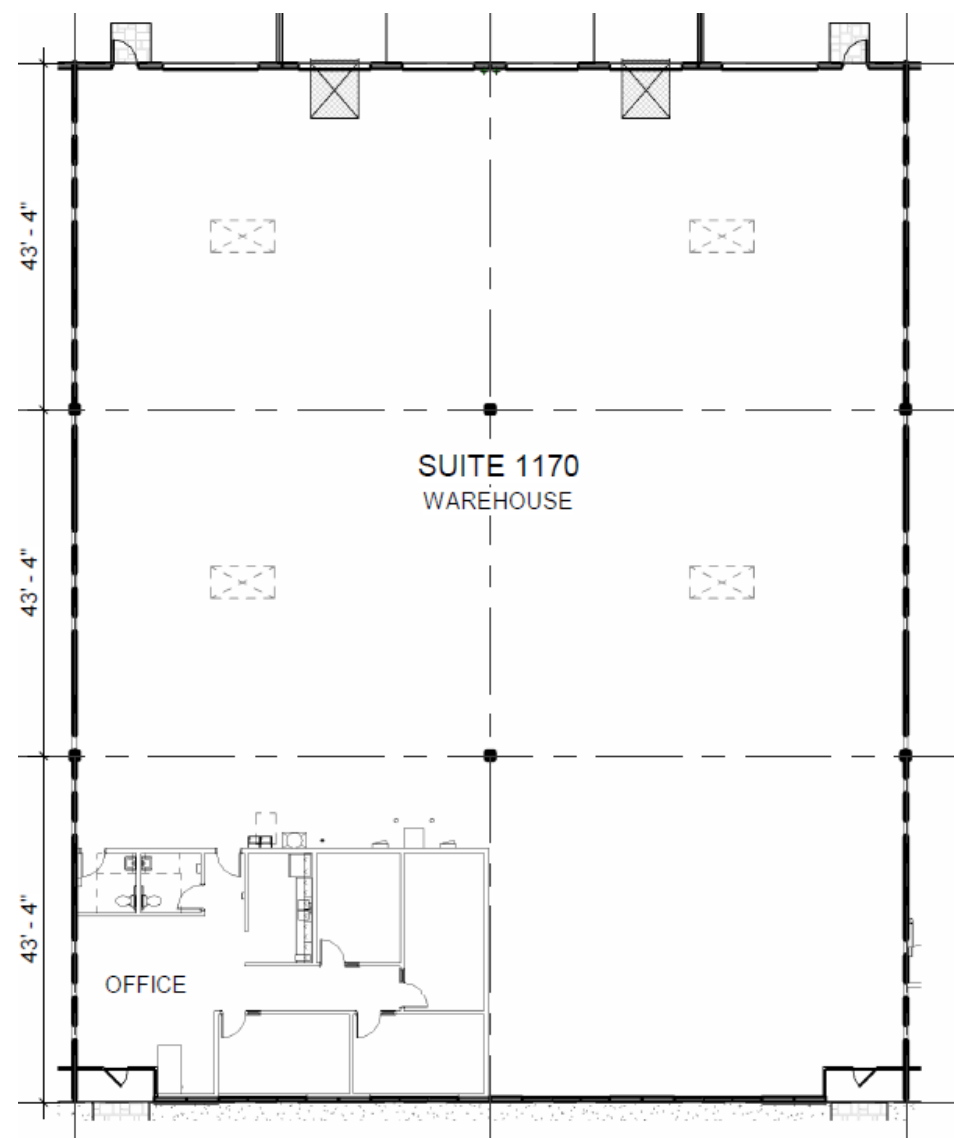
Dock Doors Four (4) dock doors (9' x 10')

Clear Height 26'

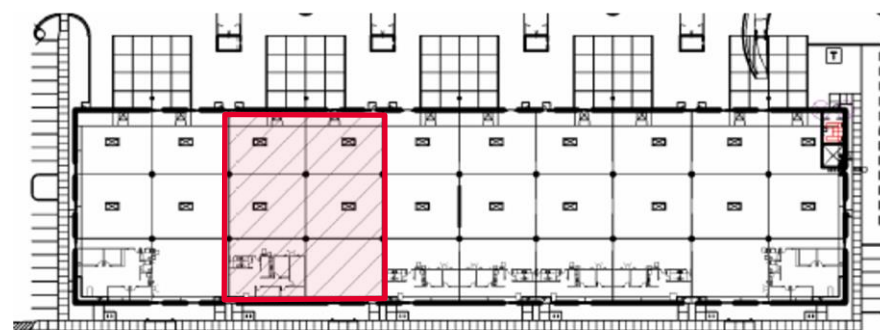
Office Floor Plan



Floor Plan



Building B



BLDG B - SUITE 1150

±6,822 SF

Total SF ±6,822 SF

Office SF ±1,179 SF

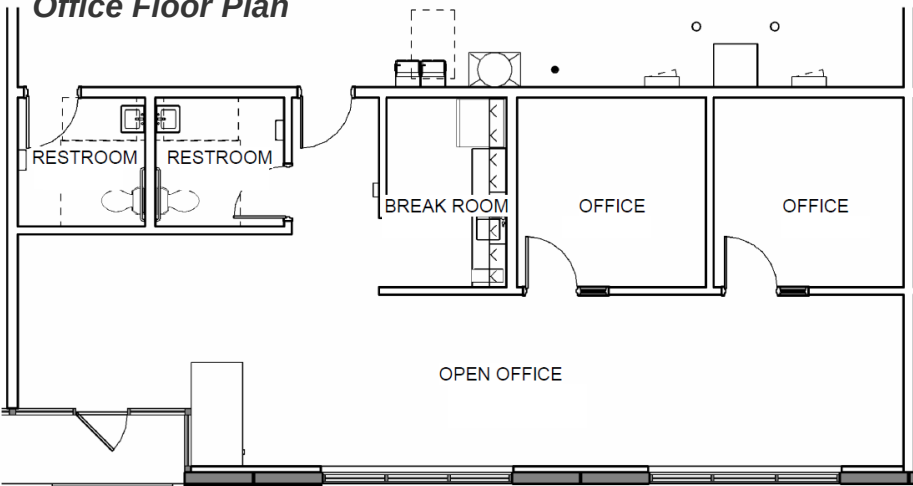
Warehouse SF ±5,643 SF

Grade Doors One (1) grade level door (12' x 14')

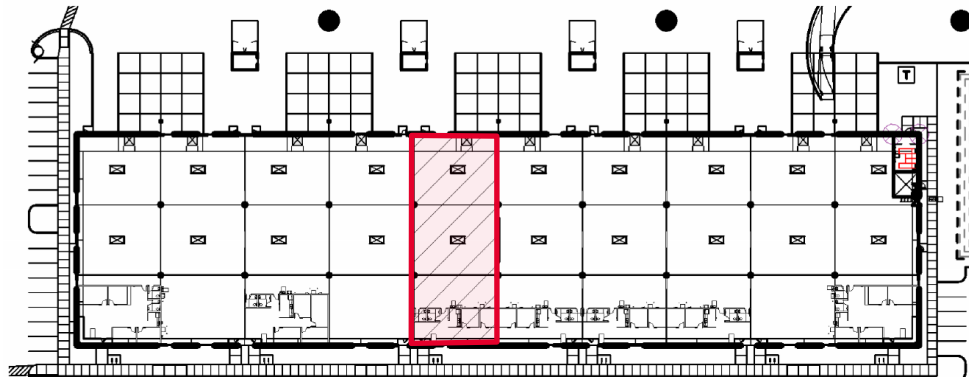
Dock Doors Two (2) dock doors (9' x 10')

Clear Height 26'

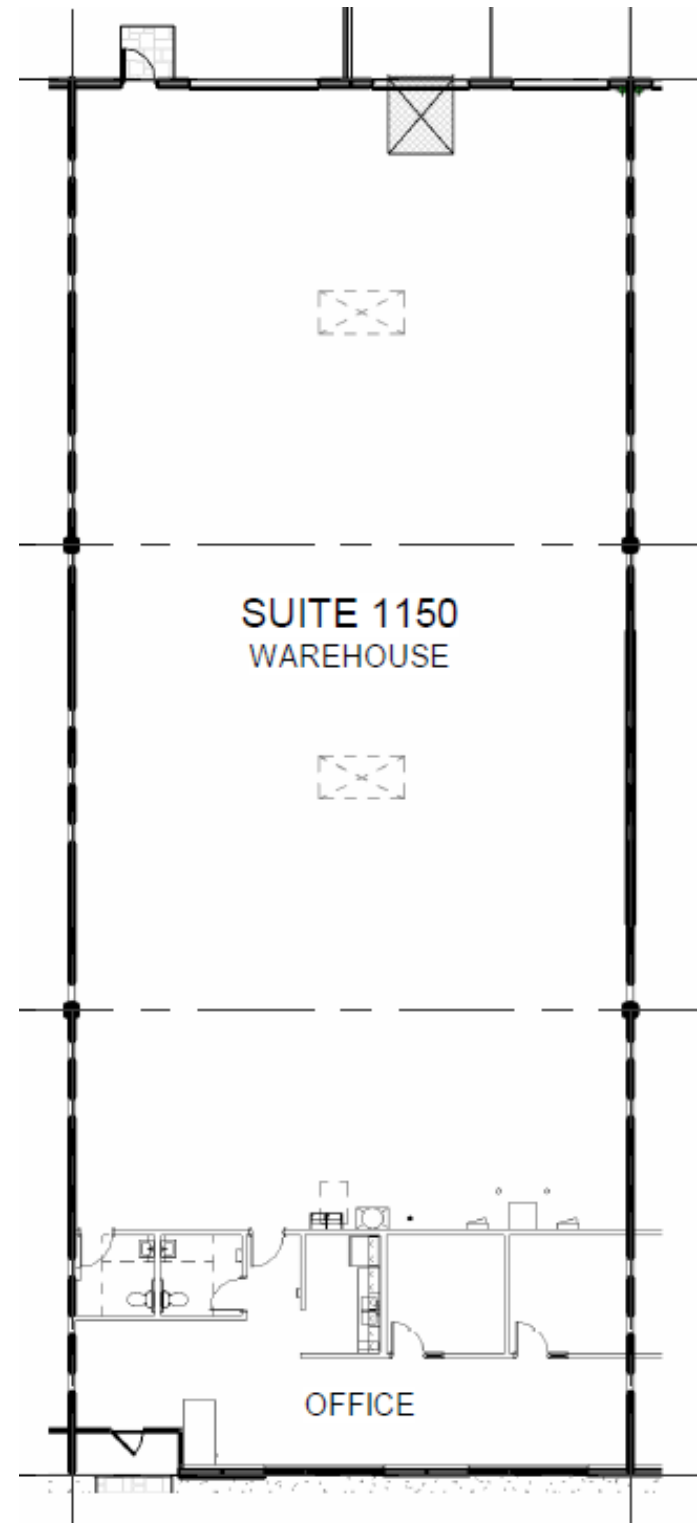
Office Floor Plan



Building B



Floor Plan



BLDG B - SUITE 1140

±6,822 SF

Total SF ±6,822 SF

Office SF ±1,179 SF

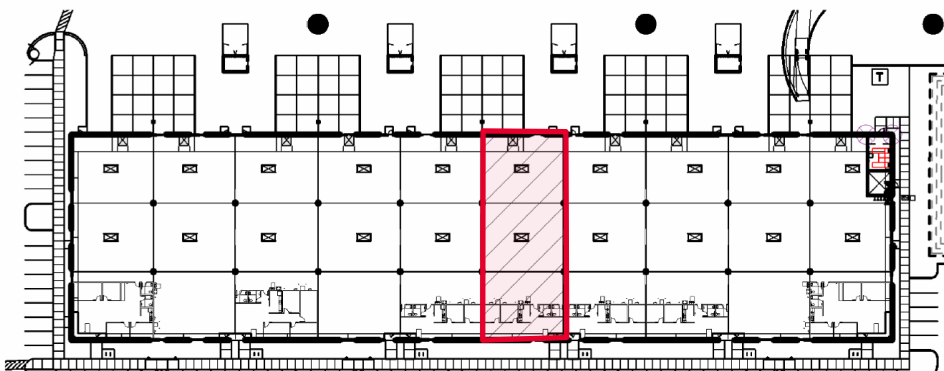
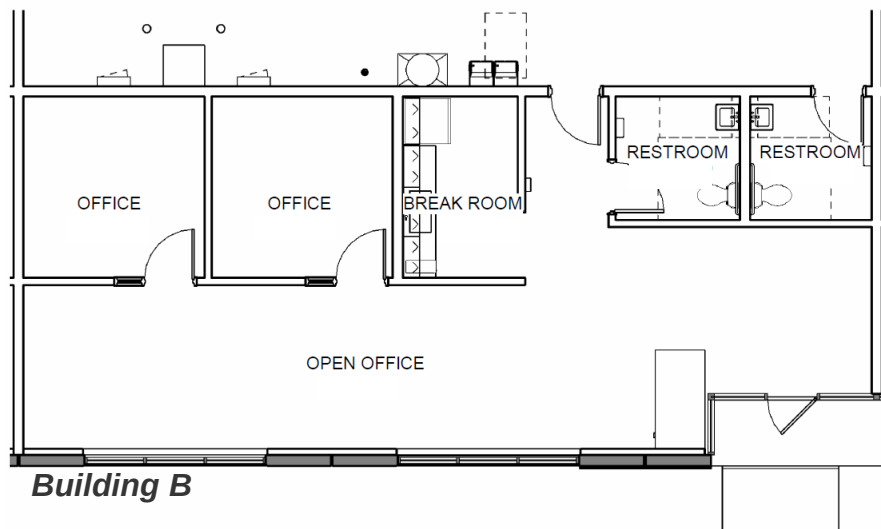
Warehouse SF ±5,643 SF

Grade Doors One (1) grade level door (12' x 14')

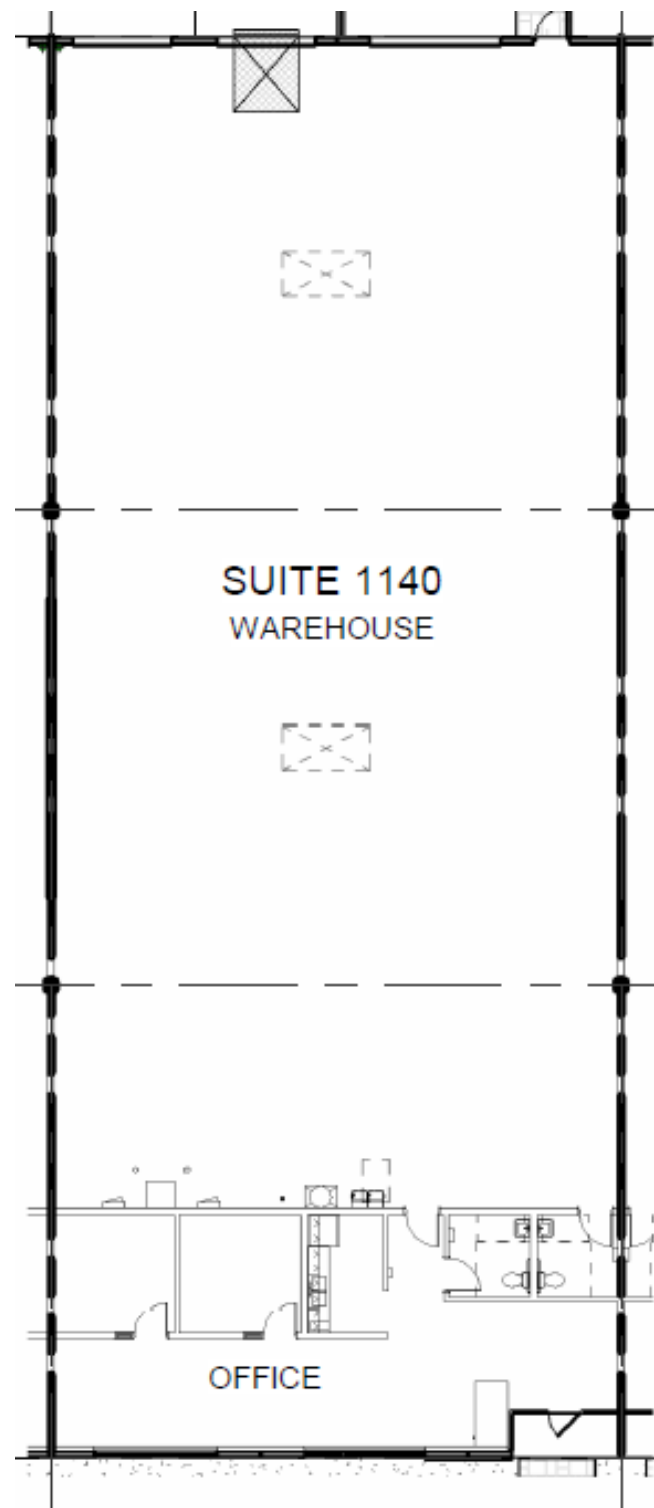
Dock Doors Two (2) dock doors (9' x 10')

Clear Height 26'

Office Floor Plan



Floor Plan



BLDG B - SUITE 1130

±6,822 SF

Total SF ±6,822 SF

Office SF ±1,179 SF

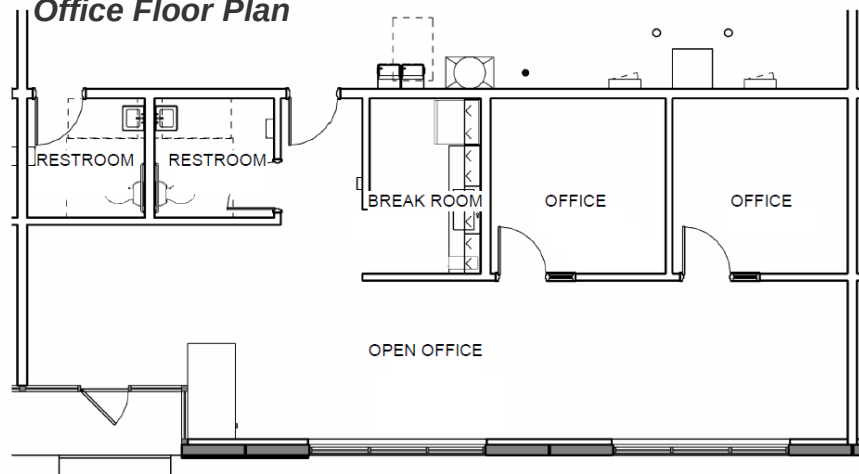
Warehouse SF ±5,643 SF

Grade Doors One (1) grade level door (12' x 14')

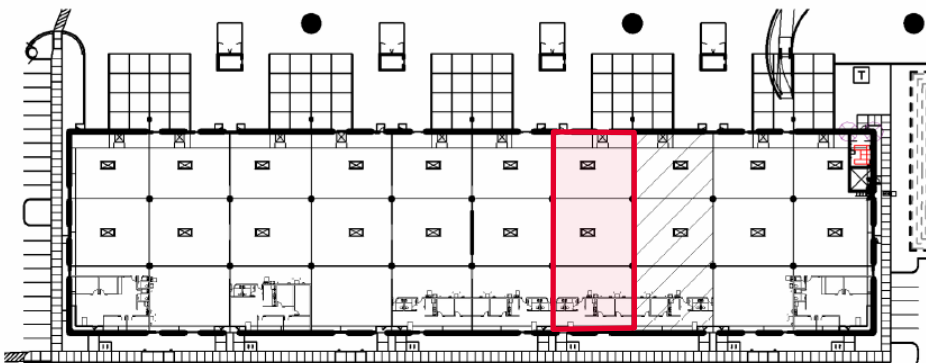
Dock Doors Two (2) dock doors (9' x 10')

Clear Height 26'

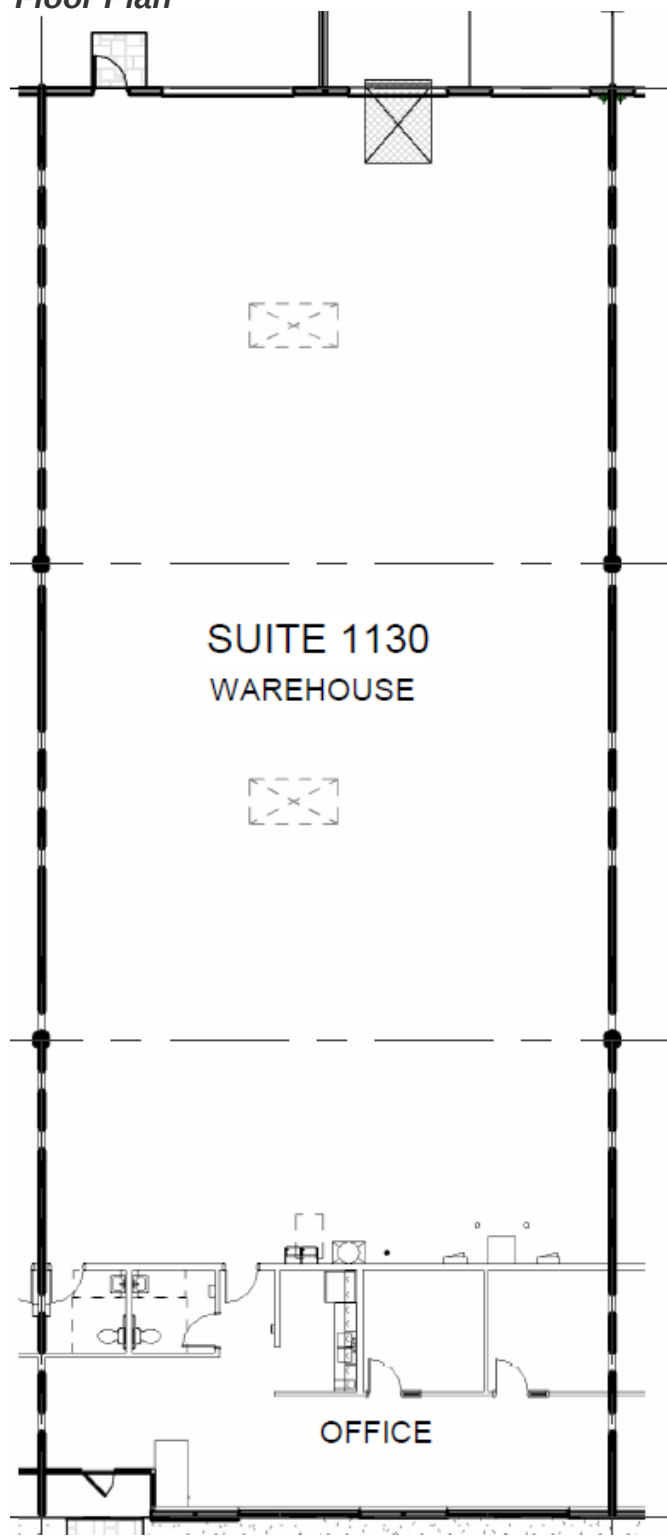
Office Floor Plan



Building B



Floor Plan



BLDG B - SUITE 1120

±6,822 SF

Total SF ±6,822 SF

Office SF ±1,179 SF

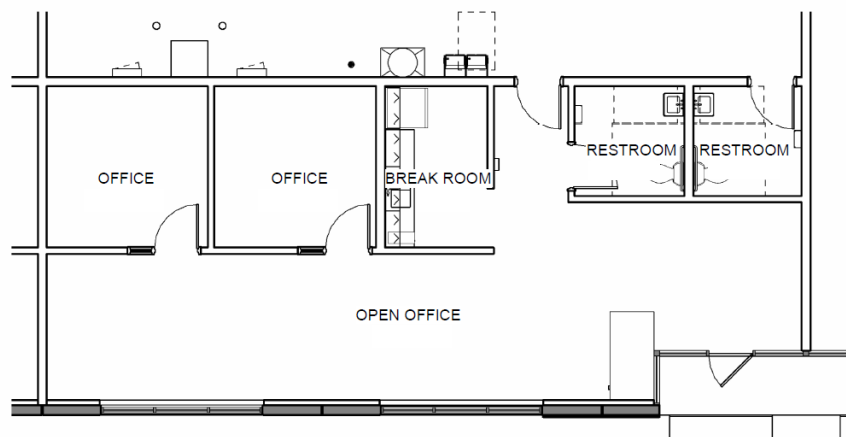
Warehouse SF ±5,643 SF

Grade Doors One (1) grade level door (12' x 14')

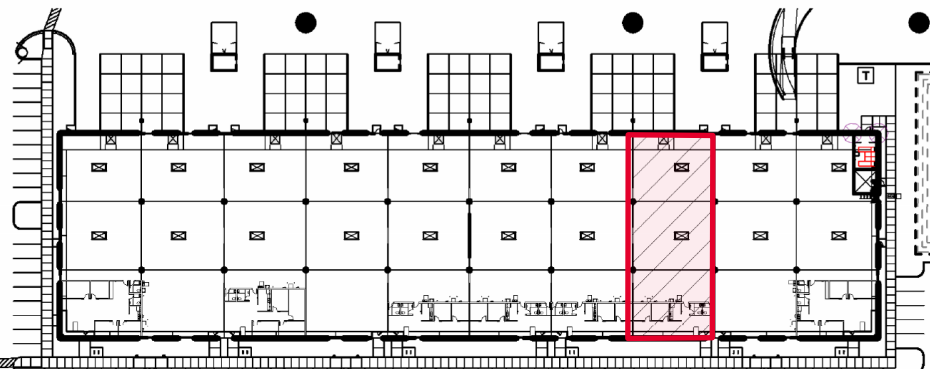
Dock Doors Two (2) dock doors (9' x 10')

Clear Height 26'

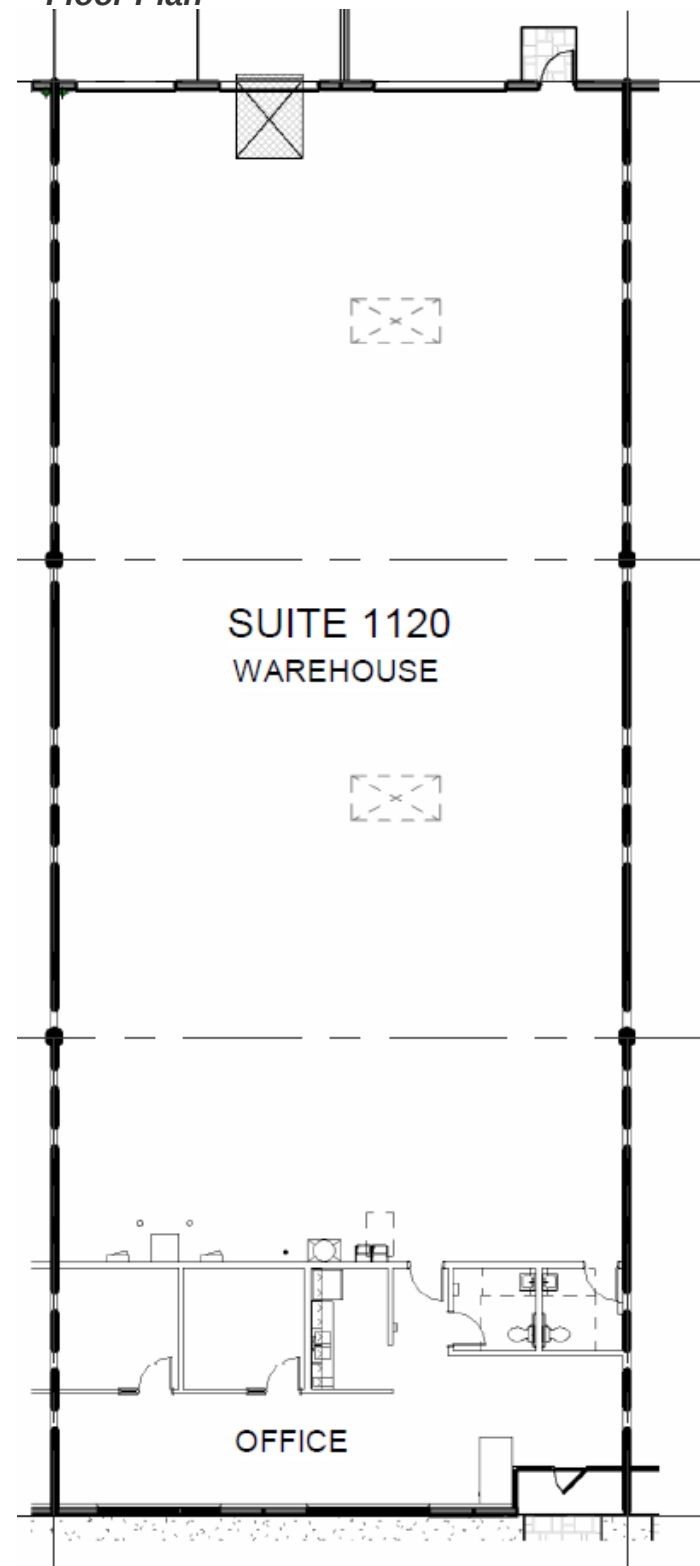
Office Floor Plan



Building B



Floor Plan



BLDG B - SUITE 1110

±13,030 SF

Total SF ±13,030 SF

Office SF ±1,906 SF

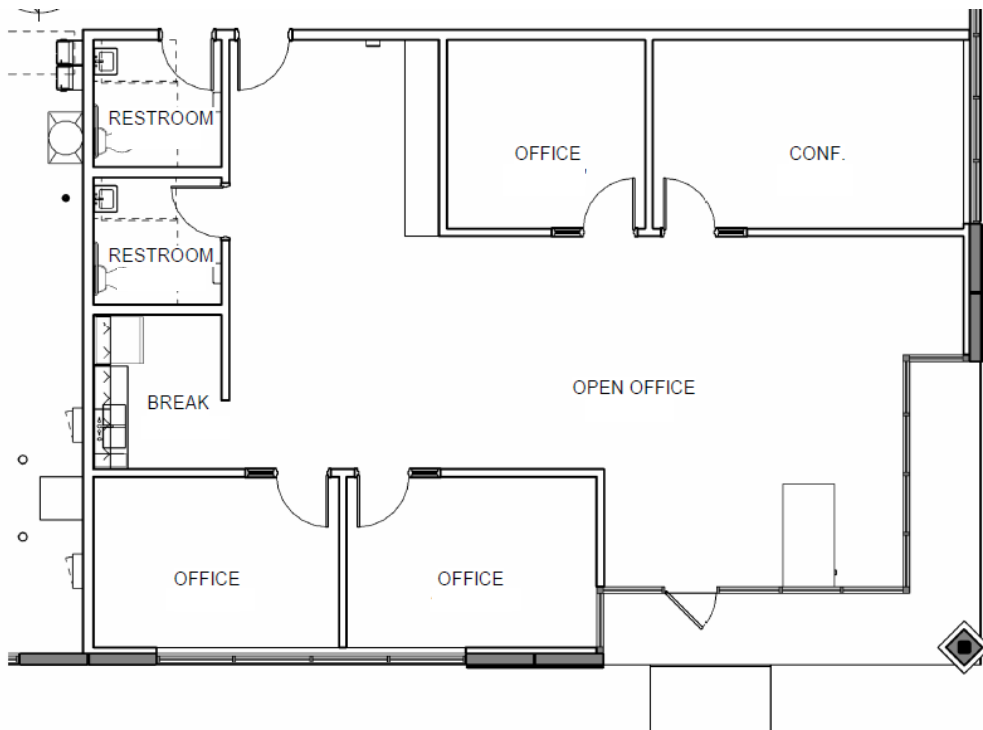
Warehouse SF ±11,124 SF

Grade Doors One (1) grade level door (12' x 14')

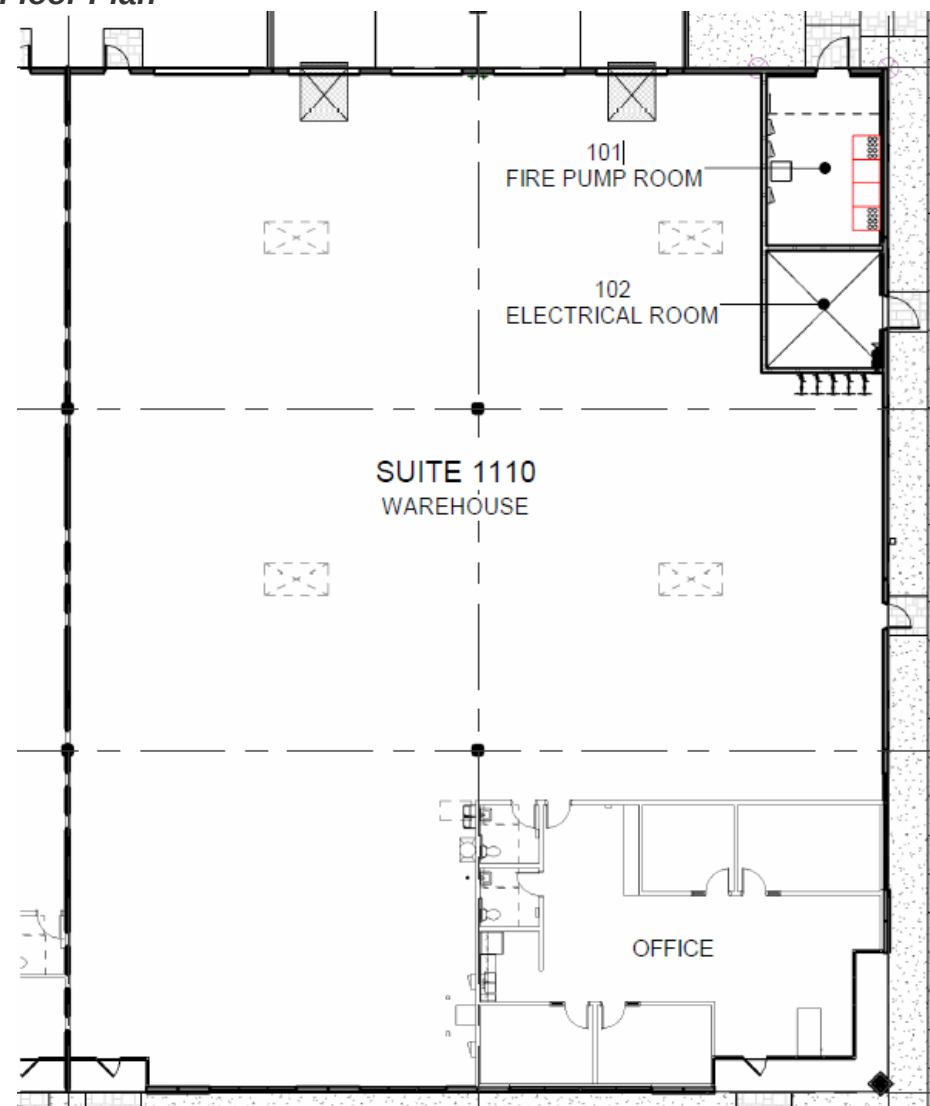
Dock Doors Four (4) dock doors (9' x 10')

Clear Height 26'

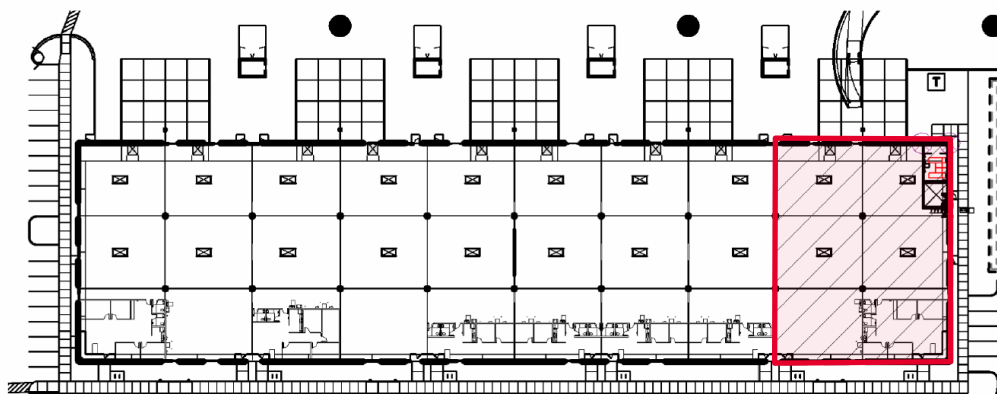
Office Floor Plan



Floor Plan



Building B



**BUILDING A****BUILDING B**

Building / Suite	Total Square Footage	Office SF	Warehouse SF
Building A - Suite 2190	41,934 SF	2,172 SF	39,762 SF
Building A - Suite 2160	16,775 SF	1,624 SF	15,151 SF
Building A - Suite 2140	16,775 SF	1,624 SF	15,151 SF
Building A - Suite 2130	16,775 SF	1,624 SF	15,151 SF
Building A - Suite 2110	24,221 SF	2,172 SF	22,049 SF
Building B – Suite 1190	13,641 SF	1,906 SF	11,735 SF
Building B – Suite 1170	13,641 SF	1,618 SF	12,023 SF
Building B – Suite 1150	6,822 SF	1,179 SF	5,643 SF
Building B – Suite 1140	6,822 SF	1,179 SF	5,643 SF
Building B – Suite 1130	6,822 SF	1,179 SF	5,643 SF
Building B – Suite 1120	6,822 SF	1,179 SF	5,643 SF
Building B – Suite 1110	13,030 SF	1,906 SF	11,124 SF



2 MILES
TO TUCSON AIRPORT

2.04 MILES
TO I-10

3.22 MILES
TO I-19



TRADE MAP

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



±56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2024

- #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



CONTACT INFORMATION



CUSHMAN &
WAKEFIELD



PICOR



Schnitzer
PROPERTIES

ALEX DEMEROUTIS

Industrial Properties

+1 520 546 2773

ademerotis@picor.com

JESSE BLUM, SIOR

Principal, Industrial Properties

+1 520 546 2772

jblum@picor.com

ROBERT GLASER, CCIM, SIOR

Principal, Industrial Properties

+1 520 546 2707

rglaser@picor.com



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4/28/2025