



FOR LEASE

2,600 - 7,800 SF WAREHOUSE / OFFICE

\$1.00 / SF PER MONTH NNN

Property Highlights

- Upscale Business Park Environment
- Flexible Configuration
- Located in the Opportunity Zone

Property Details

Ceiling Height:	18'
Loading	Grade Level
Power	3-Phase
HVAC	Office – A/C; Warehouse – A/C or evap
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Zoning	P-I (Park Industrial)

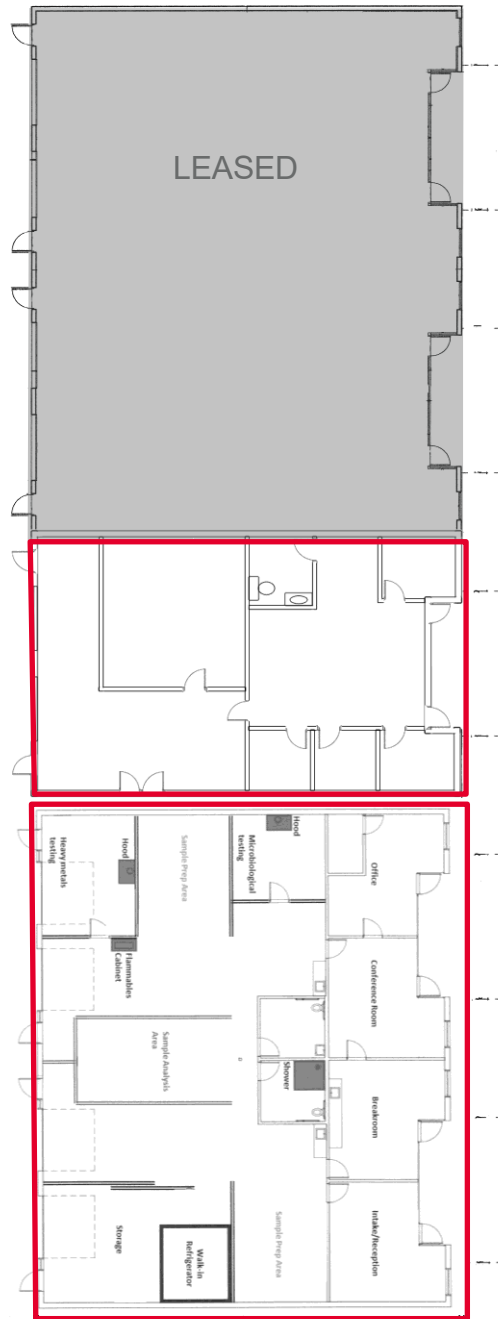
**Property is in the vicinity of Tucson International Airport, may be subject to restrictions*



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Floor Plan – 2,600 – 7,800 SF Available



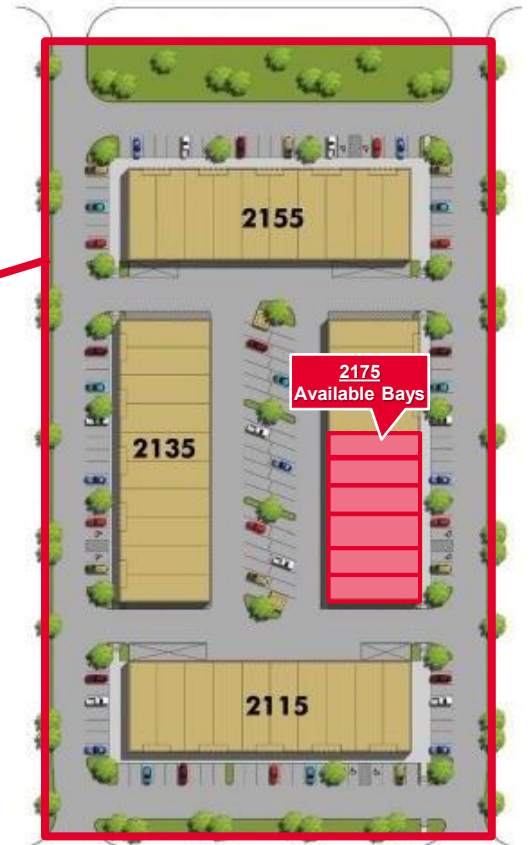
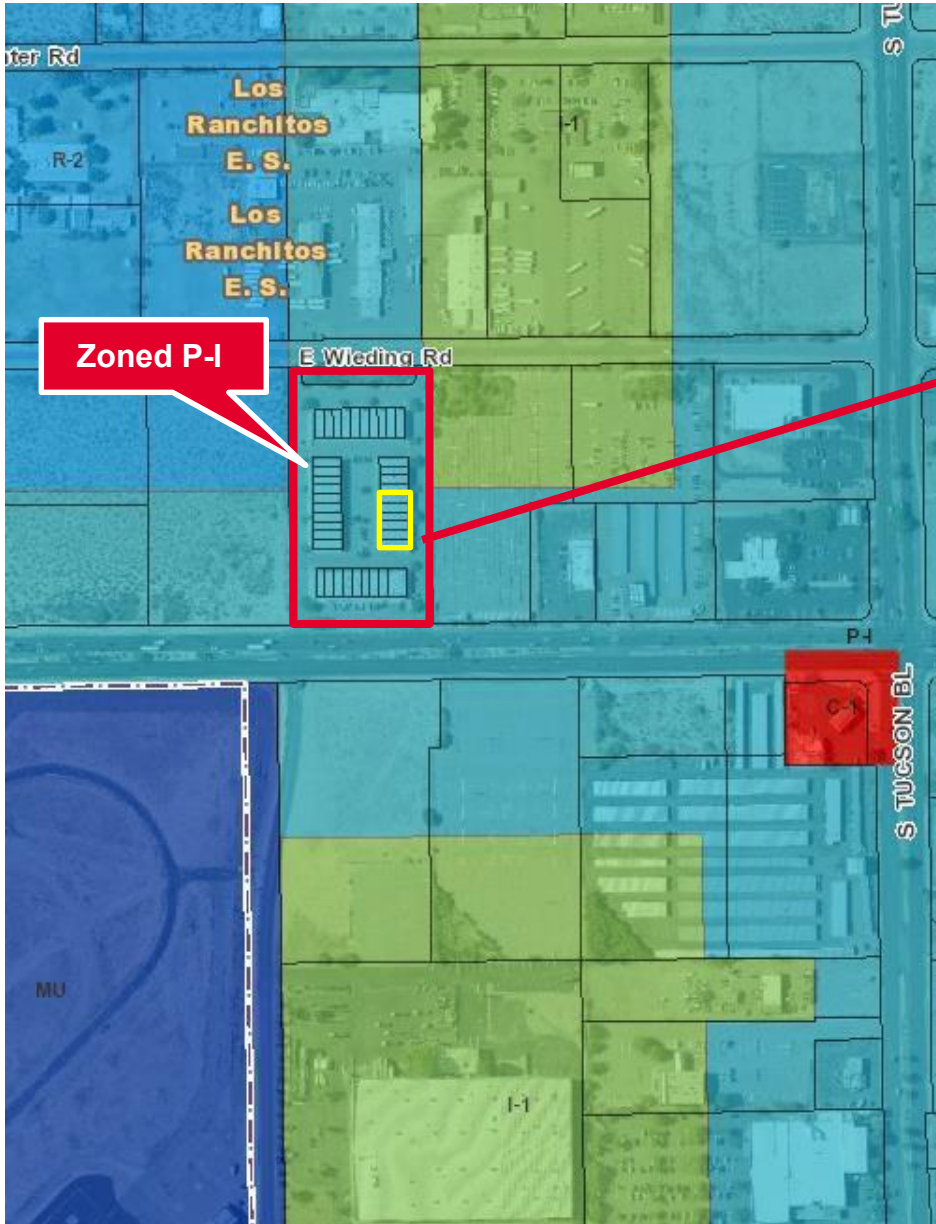
*NOT TO SCALE

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Site & Zoning Plan



Valencia Road



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Property Photos



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Trade Map



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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



4.1%
UNEMPLOYMENT
RATE



56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

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 BESTCOLLEGES 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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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