



**For Sublease: ±6,865 SF of Industrial Space**

2551 N. Dagoon Street, Suite 151

Tucson, Arizona 85745
















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# PROPERTY INFORMATION

## PROPERTY DETAILS

	<b>LOCATION:</b>	2551 N. Dragoon Street, Suite 151 Tucson, Arizona 85745
	<b>OFFICE SPACE</b>	40% office buildout includes a reception area, 2 offices, a large break room, a large training or conference room and restrooms
	<b>LEASE RATE</b>	\$.80 / SF NNN
	<b>AVAILABLE</b>	± 6,865 SF
	<b>POWER</b>	400a; 120 / 208v; 3ph
	<b>LOADING</b>	1 dock / 2 grade
	<b>CLEARANCE</b>	± 20'
	<b>ZONING</b>	I-1, City of Tucson
	<b>CONSTRUCTION</b>	Concrete tilt-up
	<b>BUILDING SIZE</b>	±13,730 SF
	<b>PARKING</b>	6 spots in the front, plus the area behind the building
	<b>TAXES</b>	\$7.22 / SF (2021)
	<b>YEAR BUILT</b>	2001



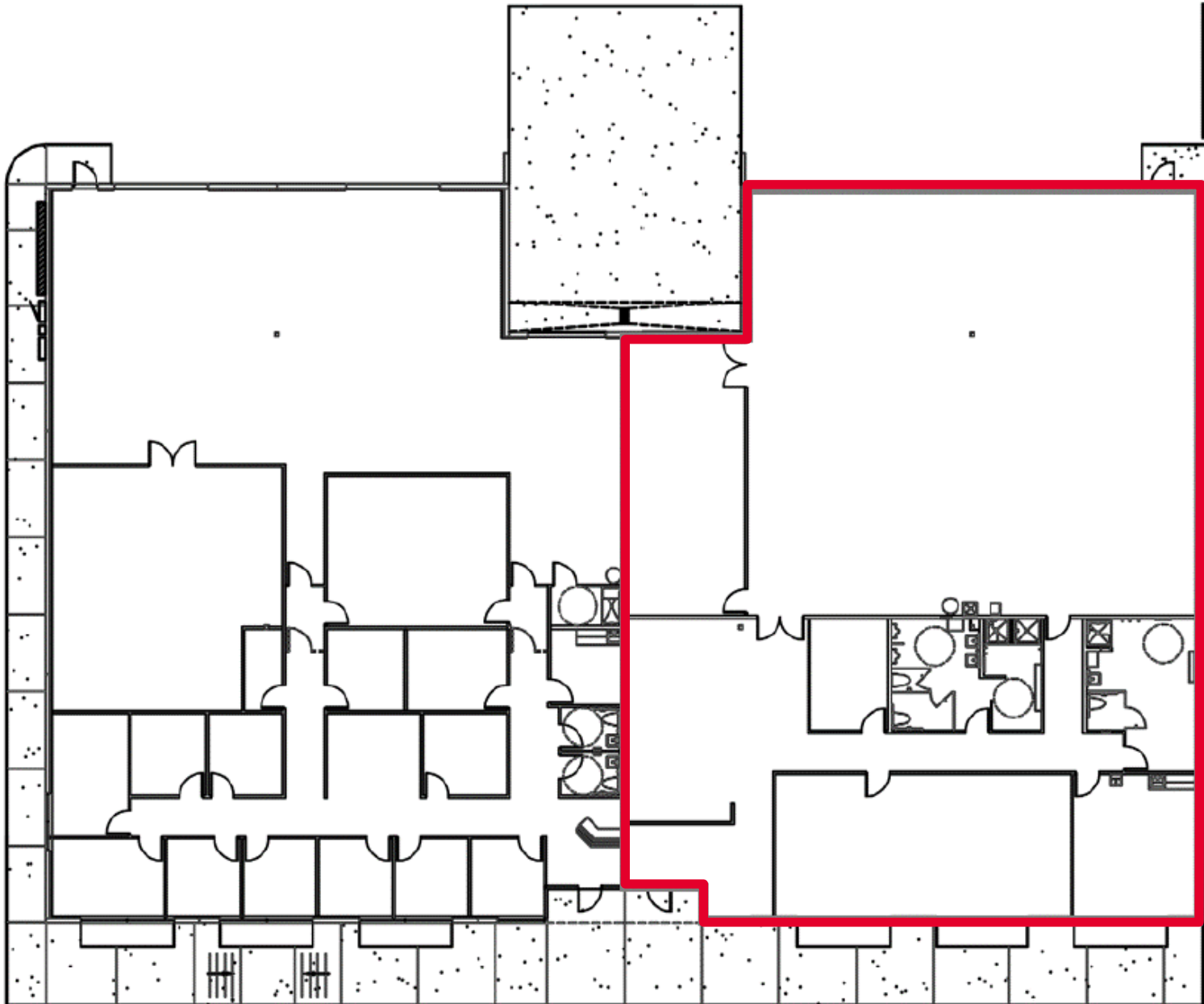
## PROPERTY OVERVIEW

This space is located in Center Pointe Commerce Center, just west of Grant and I-10. It is ideally located for freeway access, visibility and proximity to food and lodging amenities. Warehousing, distribution and manufacturing would work well in this versatile suite.

# AERIAL VIEW



# FLOOR PLAN



*\*Not to scale*



Warehouse



Entrance



Meeting Room



Warehouse



Lobby

# TRADE MAP



# TUCSON

*At a Glance*



**1.046M**  
TUCSON MSA  
POPULATION



**428,600**  
TOTAL HOUSEHOLDS



**25%**  
EDUCATION-  
SOME COLLEGE



**1.0%**  
POPULATION  
GROWTH RATE



**\$53,700**  
MEDIAN HOUSEHOLD  
INCOME



**3.6%**  
UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 4/7/22

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,000
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 9,100
4. WALMART STORES 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

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**39,616**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2021

- #10 SPACE SCIENCE
- #23 NURSING
- #46 TOP PUBLIC SCHOOL
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS  
*U.S. News & World Report*



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