



PICOR

NEW PROJECT FOR LEASE

Lots 22 – 26 Southpoint

Tucson, Arizona 85756

New Spec Project – 187,452 Sq. Ft. on ~11.14 Acres

Breaking Ground



**Image is a rendering and is subject to change*

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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

Cushman & Wakefield Copyright 2021. 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.

10/29/2024



New Spec Project – 187,452 Sq. Ft. on ~11.14 Acres
Lease Rate: \$0.95/SF NNN

Property Highlights

- Estimated delivery – Q4 2025
- Divisible to as small as 20,000 sq. ft
- Located in Kolb – Valencia submarket
- Master-planned park – Southpoint - Home to Rainbird, Parker-Hanifan Corp and CARF
- Nearby 850,000 SF Amazon distribution facility
- New planned manufacturing / distribution projects in the area for 2024
- Zoned CI-2 (Heavy Industrial – Pima County)

* Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

Cushman & Wakefield Copyright 2021. 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.

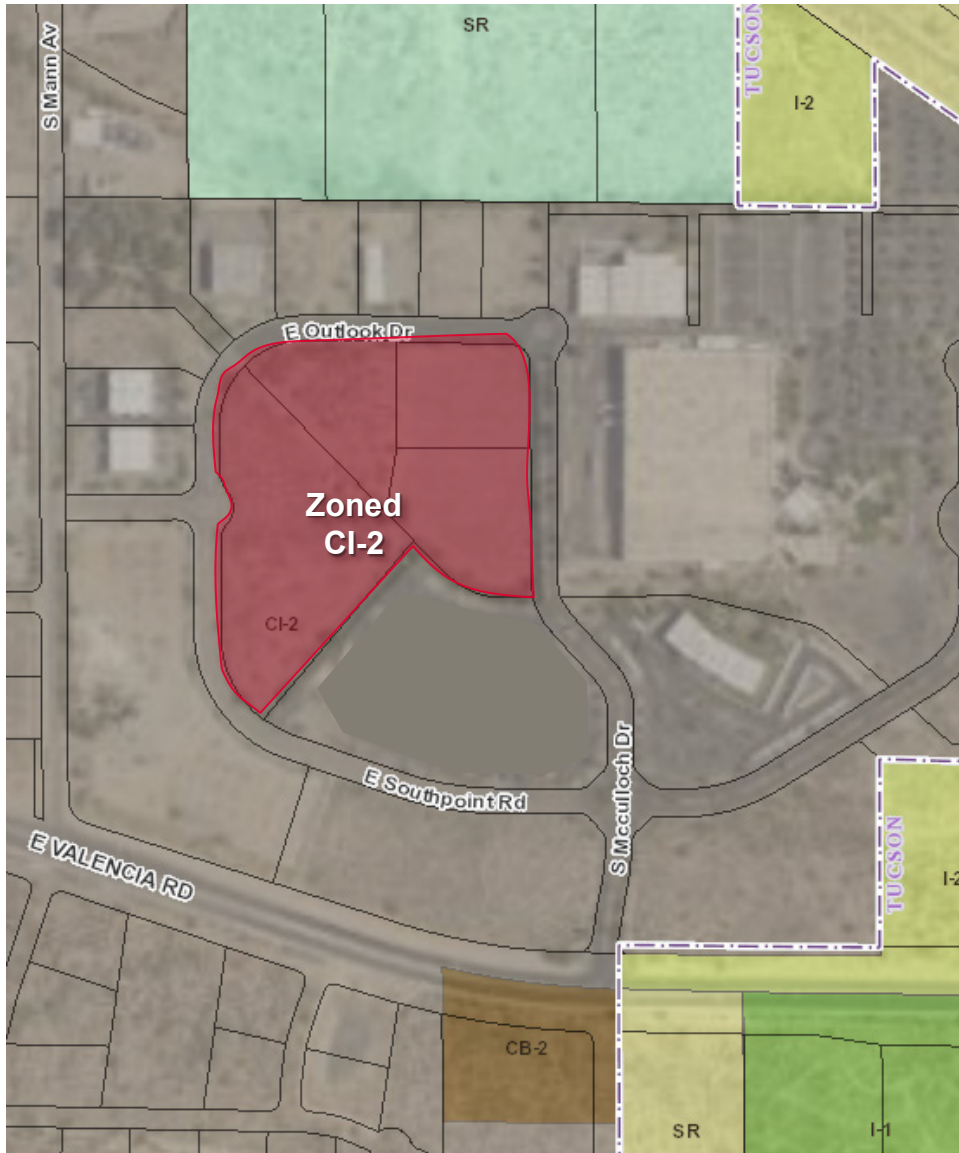
Building Details

	187,452 SF
Total Gross Building Area	Building Area 1: 122,308 SF Building Area 2: 65,144 SF
Office SF	5%, Finished to Suit
Lot Size	485,121 Sq. Ft. (~11.14 Acres)
Parking	266 Spaces (1.4:1,000)
Ceiling Height	32'
Loading	Total Dock Positions Provided: 39-45 Docks Total Grade Doors Provided: 4-7 Grade Doors
Power	2-2,000 Amp, 277/480 Volt, 3 Phase Entrances
HVAC	AC in Office, EVAP in Warehouse (To Suit)
Sprinkler	ESFR
Construction	Tilt-Up
Zoning	CI-2 (Heavy Industrial – Pima County)

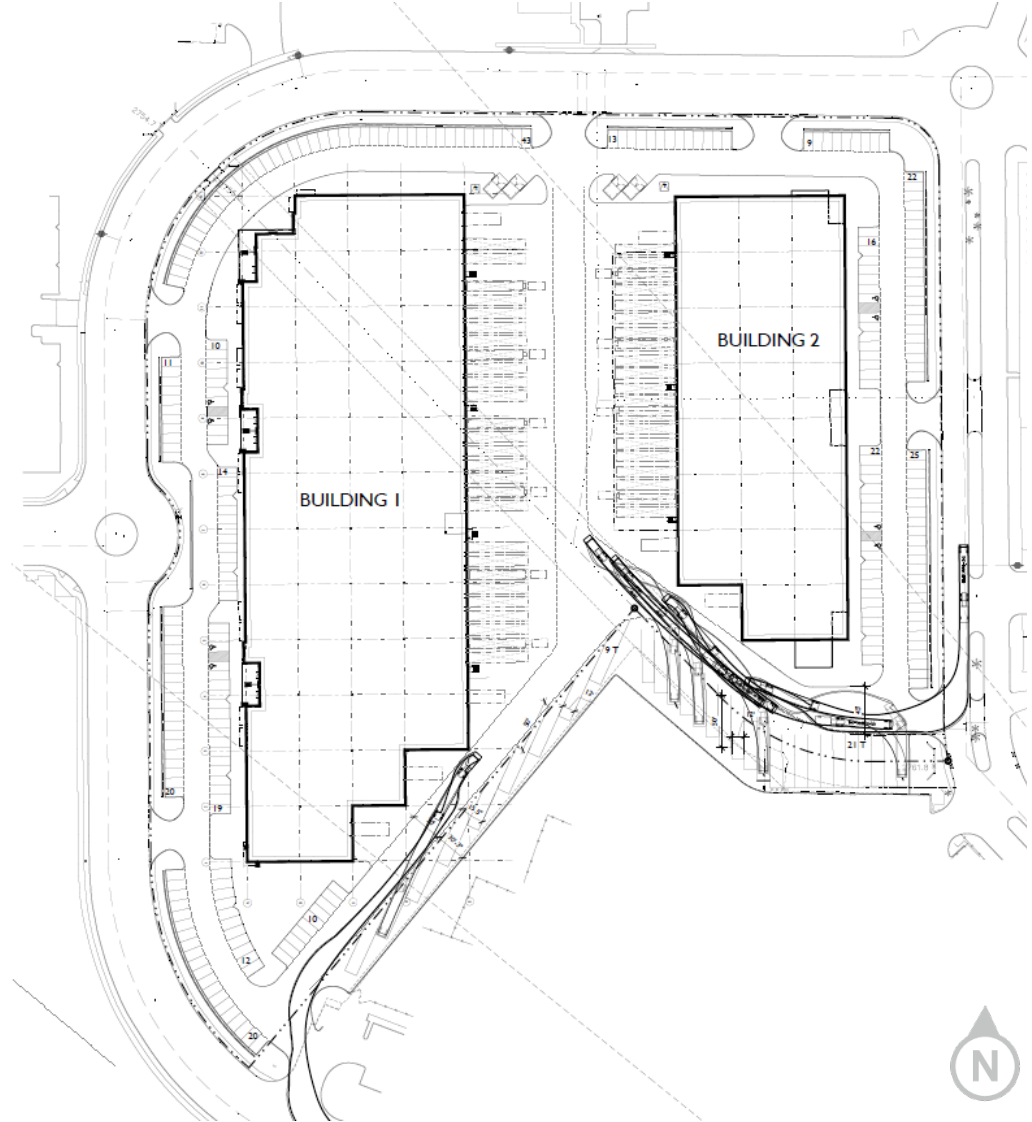
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

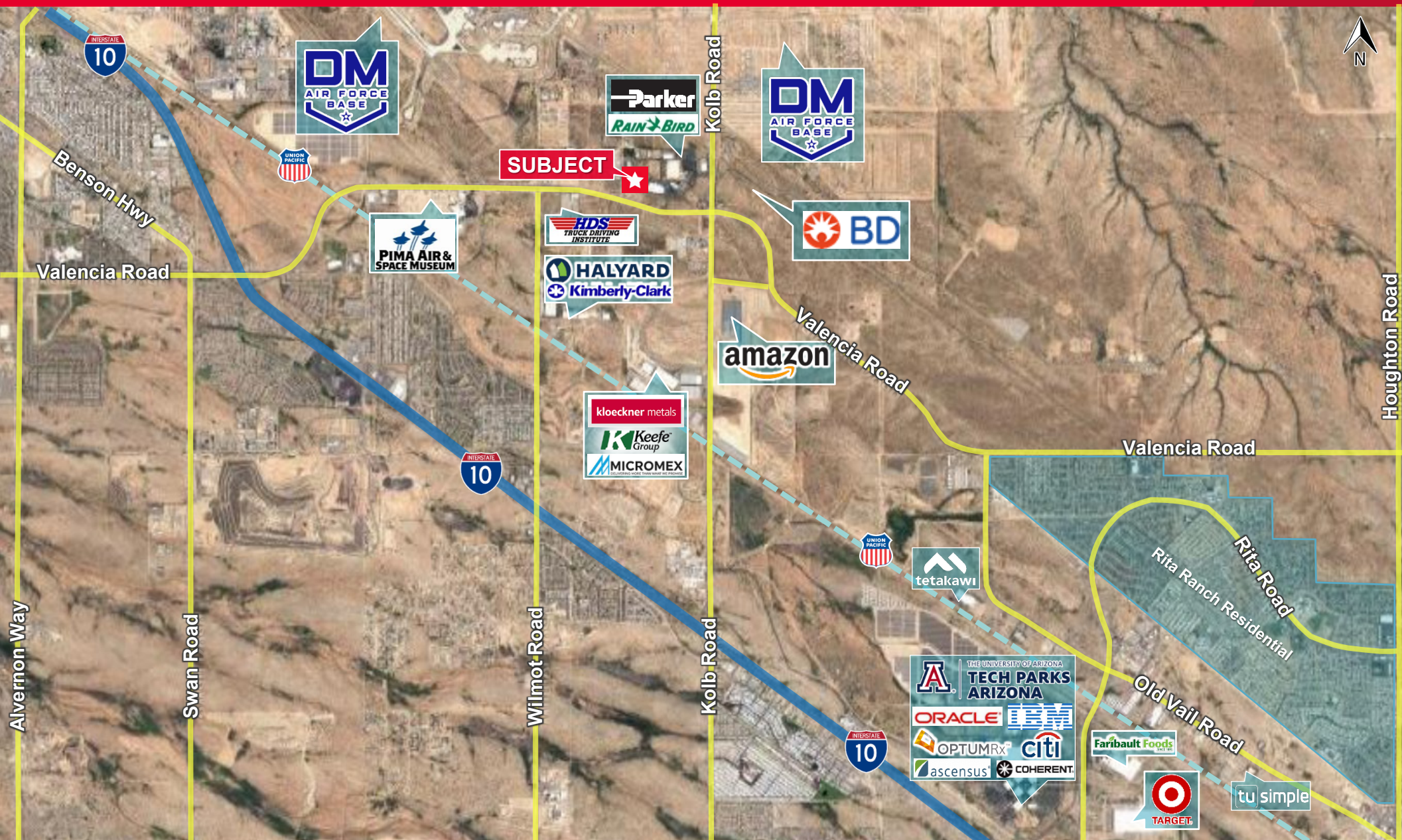
NEW PROJECT FOR LEASE
Lots 22 – 26 Southpoint
 Tucson, Arizona 85756

Zoning Map



Site Plan





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



53,187
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #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

