

**NEWLY REDUCED PRICE – MANUFACTURING BLDG.**

**\$4,400,000**

~~**\$6,900,000**~~



**FOR SALE OR LEASE**

**Flex / HVAC'd Manufacturing Building**

**2425 E. Medina Road | Tucson, Arizona 85756**

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# PROPERTY INFORMATION

2425 E. MEDINA ROAD  
TUCSON, ARIZONA

## PROPERTY DETAILS

	<b>LOCATION:</b>	2425 E. Medina Road Tucson, Arizona 85756
	<b>SALE PRICE:</b>	<del>\$6,900,000</del> <b>\$4,400,000</b>
	<b>LEASE RATE:</b>	\$0.55/SF/Month, NNN
	<b>AVAILABLE:</b>	46,709 RSF
	<b>POWER:</b>	Heavy / 3 phase
	<b>LOADING:</b>	Dock Platform
	<b>HVAC:</b>	Yes
	<b>ZONING:</b>	I-1, Tucson
	<b>CONSTRUCTION:</b>	Steel
	<b>LOT SIZE</b>	4.52 Acres
	<b>TAXES:</b>	\$1.45/SF (2020)



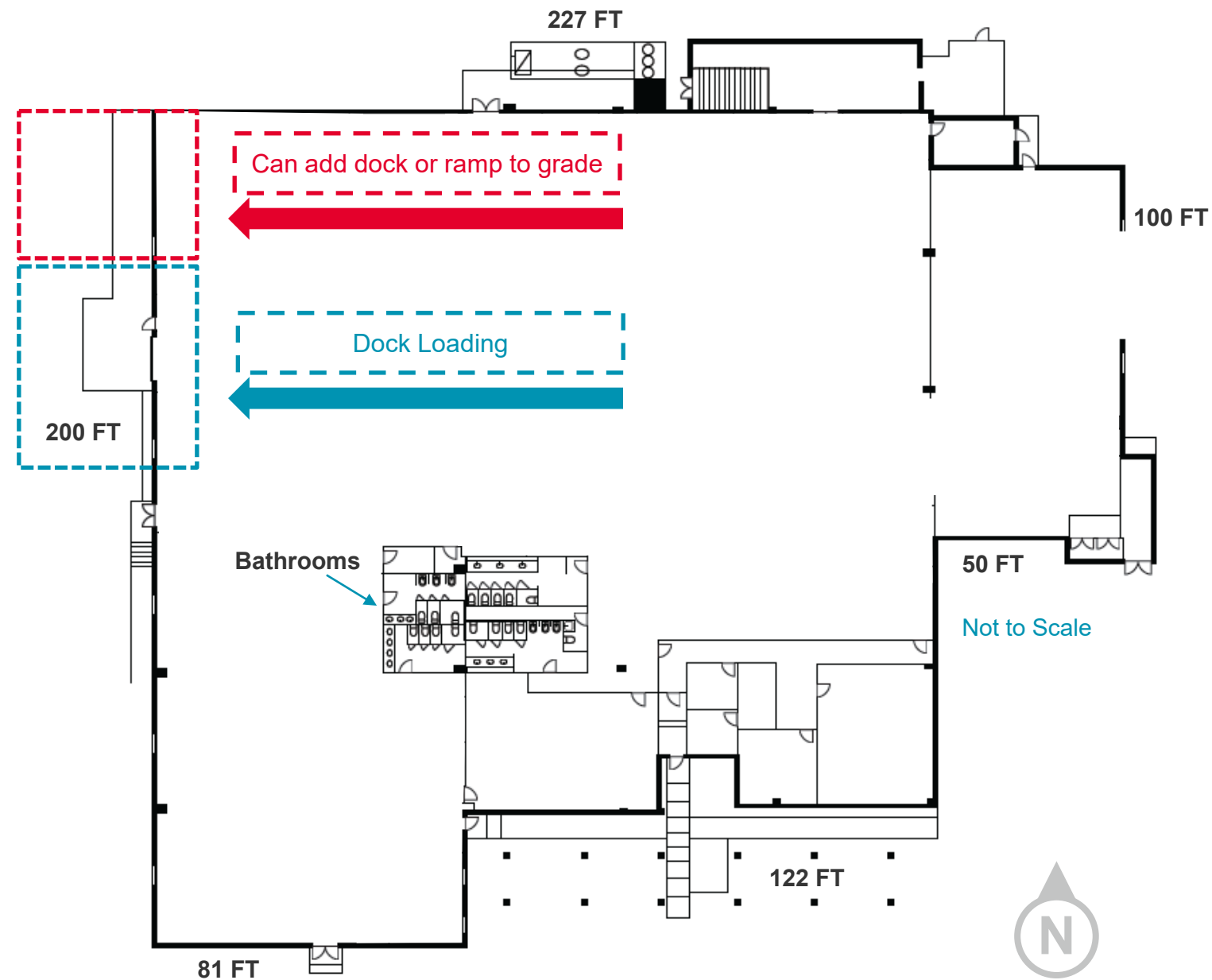
## PROPERTY OVERVIEW

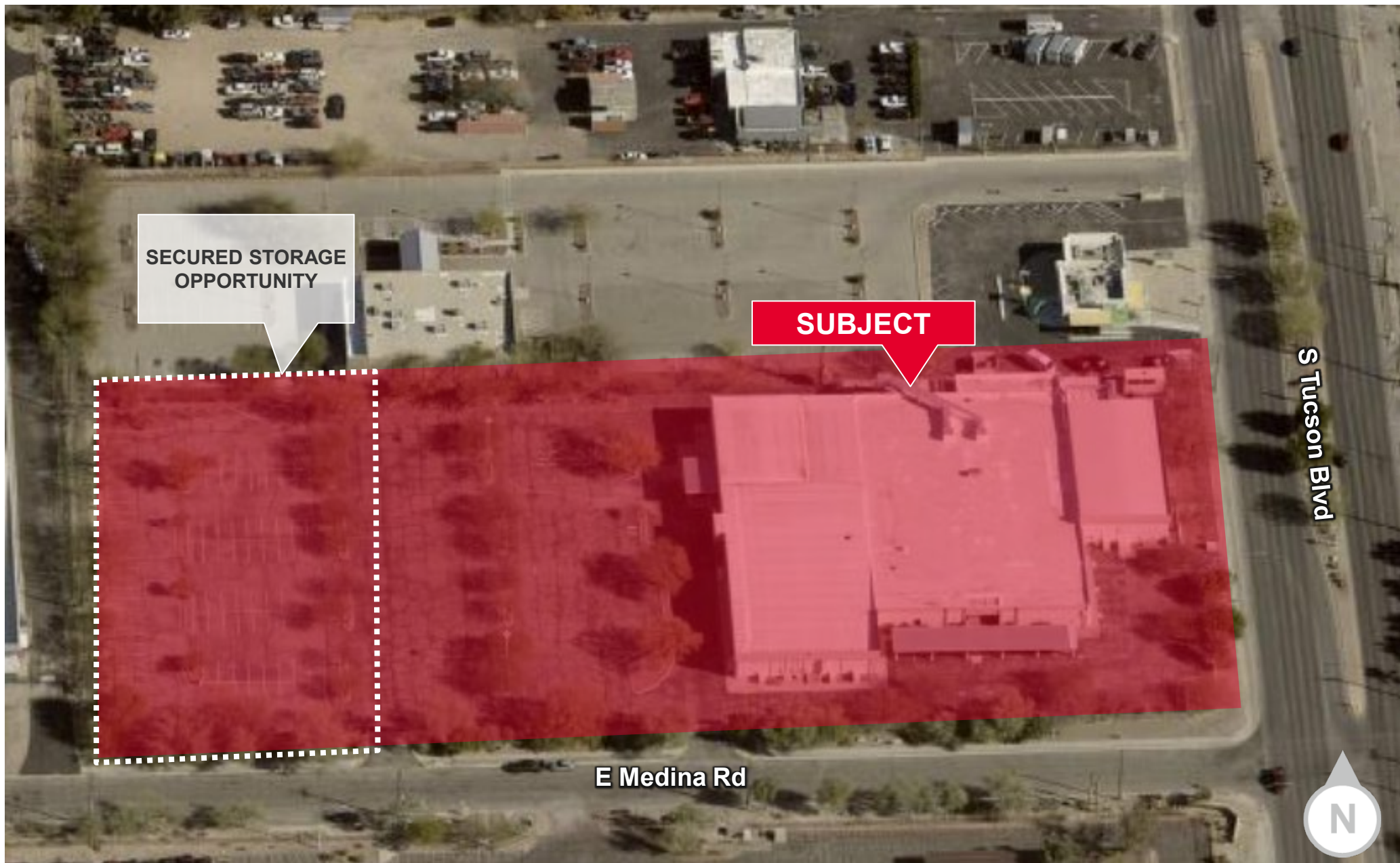
A +/-46,709 RSF building perfect for climate-controlled manufacturing and includes two-bathroom cores, break area and office build out with room to expand. A 350 eKW Cummins diesel set Generator and 150 KVA Liebert UPS is available for back-up power. The property is adjacent to the Tucson International Airport and subsequently adjacent to multiple hotels, restaurants, entertainment venues and bus lines. Flexible terms available.

# FLOOR PLAN

±46,709 SF

2425 E. MEDINA ROAD  
TUCSON, ARIZONA









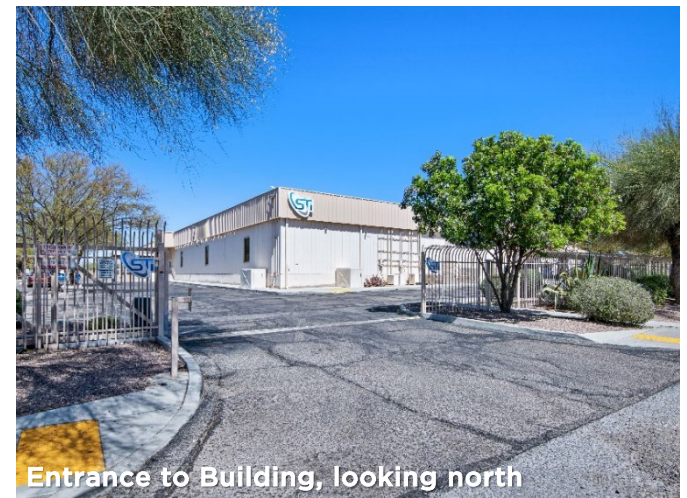
Back of building



Conference room



Front office / entrance



Entrance to Building, looking north



Breakroom

## 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



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



**CUSHMAN &  
WAKEFIELD**



**PICOR**

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