


WAREHOUSE DISTRIBUTION

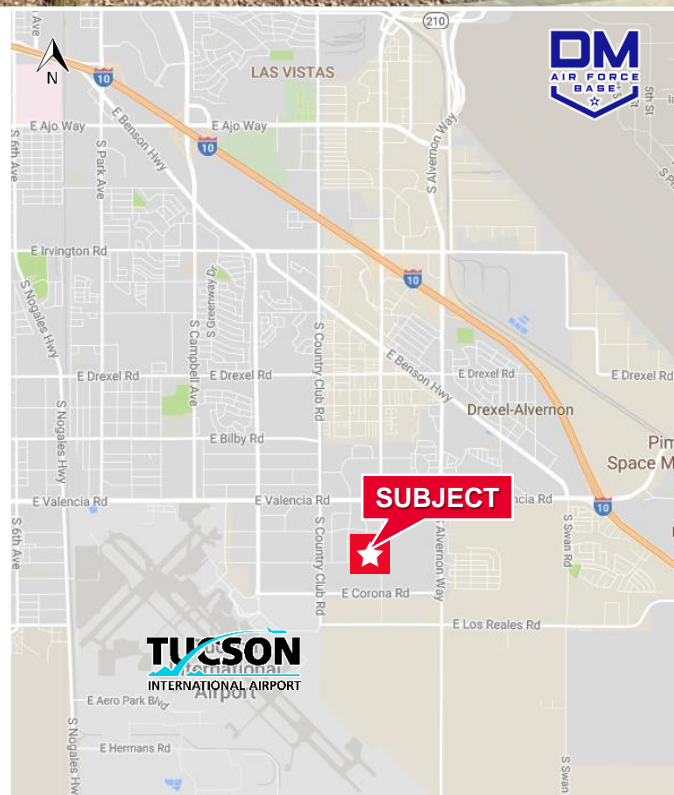
±23,400 SF - ±55,350 SF Class A Building

Lease Rate: \$0.62/SF/Month, NNN

7% build-out package

Property Details

NNN Charges	\$0.14/SF/Month
Power	400+ amps 277/ 480V per bay
Loading	±11 docks ▪ ±2 grade doors
Bay Size	Range from ±23,400 SF to ±31,950 SF
Column Spacing	±52' x ±45'
Clear Height	±32'
Parking	201 spaces
Slab PSI	3,500 PSI
Sprinkler	ESFR
Roof	R-19 roof insulation + skylights

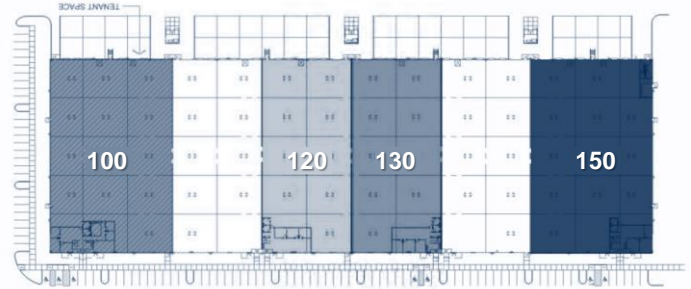


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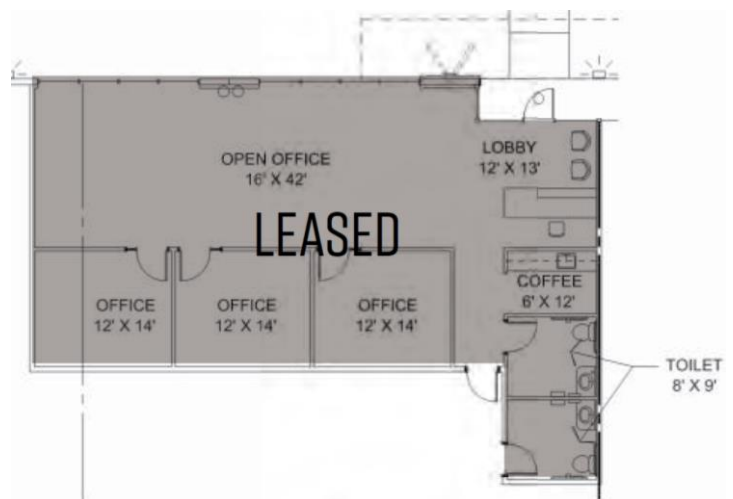
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Office Build-Out Floor Plans



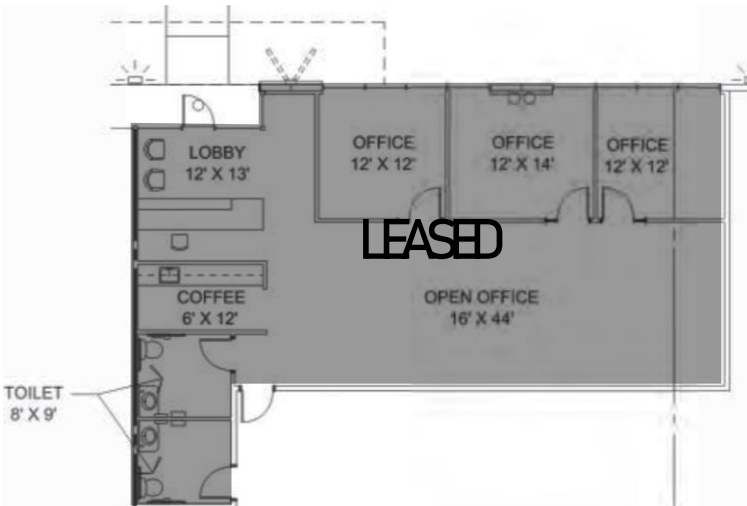
Suite 100

±2,488 SF Office, ±29,462 SF Warehouse



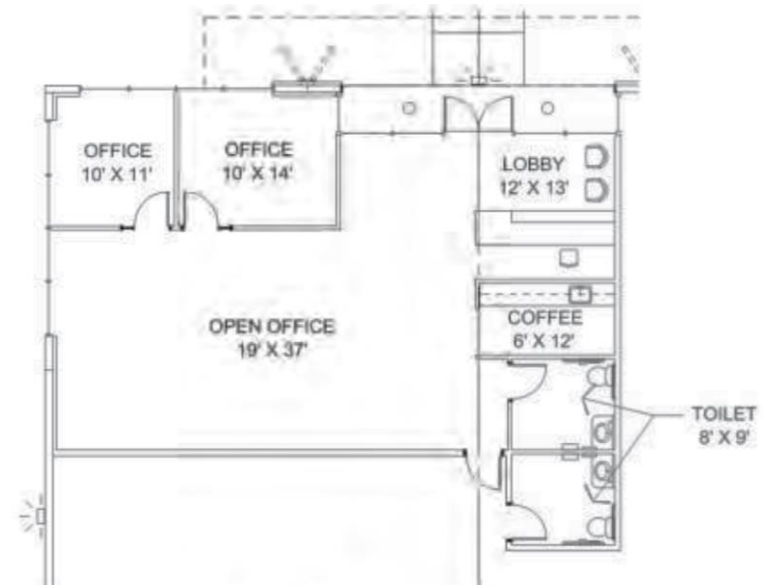
Suite 120

±1,780 SF Office , ±21,620 SF Warehouse



Suite 130

±1,780 SF Office, ±21,250 SF Warehouse

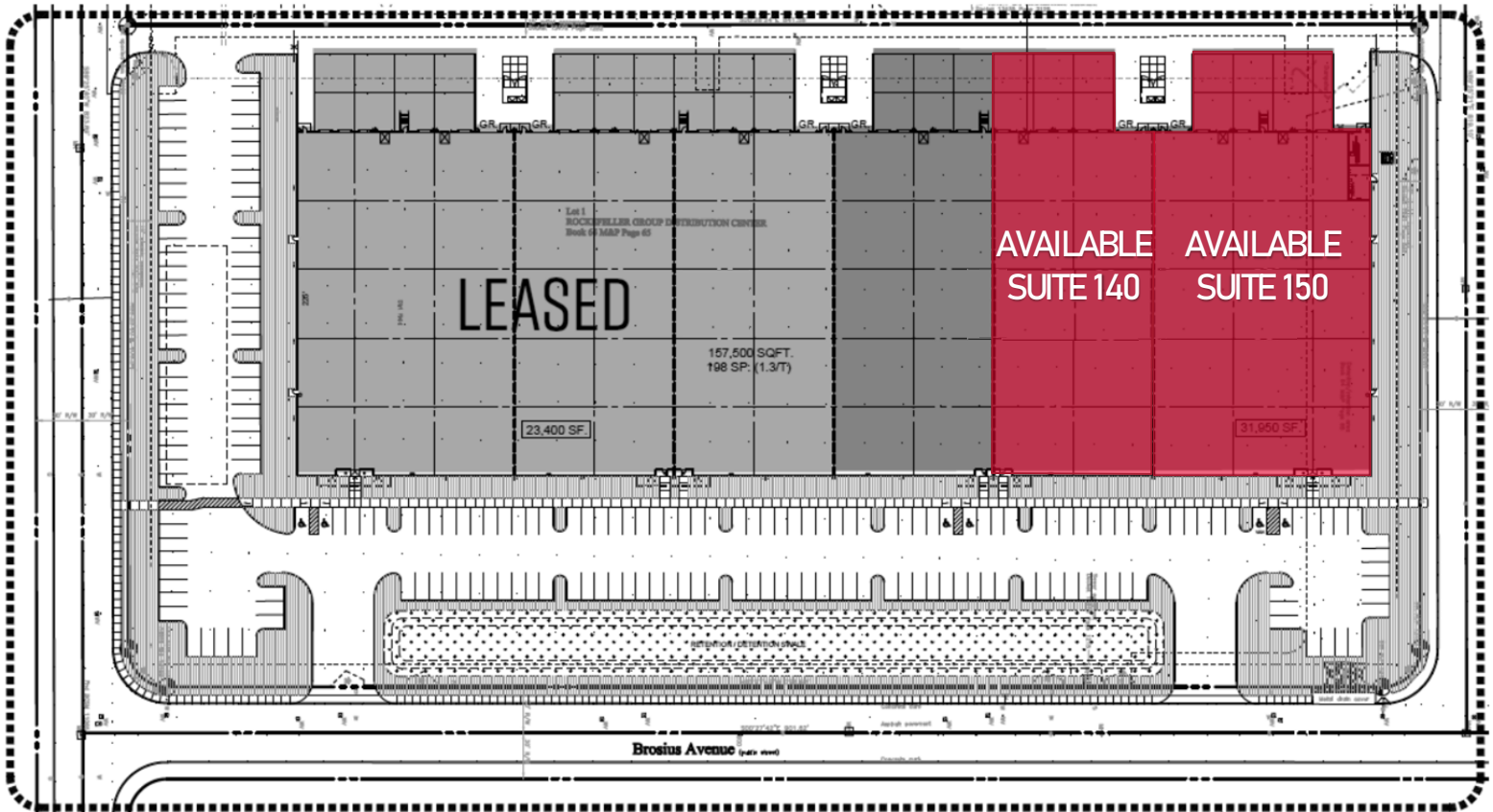


Suite 150

±1,700 SF, ±30,250 SF Warehouse

Site Plan

WAREHOUSE DISTRIBUTION



NOT TO SCALE



ALL MEASUREMENTS ARE APPROXIMATE

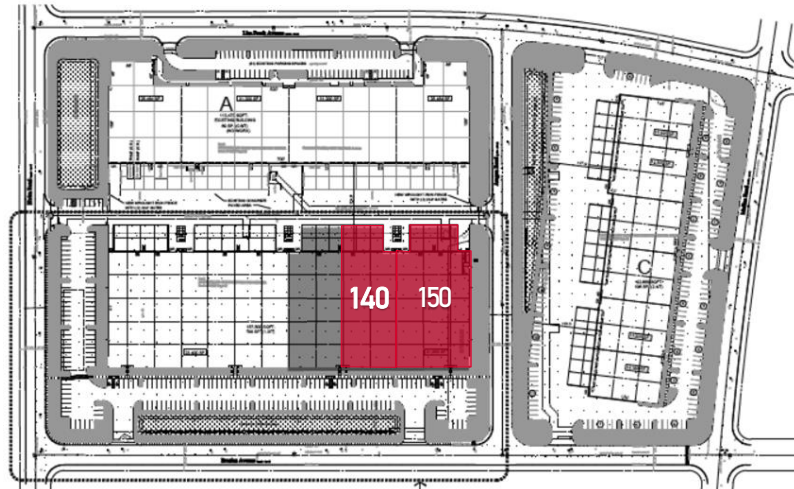
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Tucson Airport Distribution Center

6850 S. Brosius Avenue, Tucson, Arizona 85756



TUCSON

At a Glance



1.052M

TUCSON MSA
POPULATION



415,100

TOTAL HOUSEHOLDS



25%

EDUCATION-
SOME COLLEGE



0.9%

POPULATION
GROWTH RATE



\$64,900

MEDIAN HOUSEHOLD
INCOME



7.0%

UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 4/20/21

LARGEST EMPLOYERS

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

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

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATEPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. RAYTHEON MISSILE SYSTEMS
5. TUSIMPLE



45,217

UNIVERSITY OF ARIZONA
TOTAL ENROLLEMENT, 2019

- #46 TOP PUBLIC SCHOOL
- #22 RESEARCH ACTIVITY AMONG PUBLIC INSTRUCTIONS
- #21 BUSINESS PROGRAMS
- #55 INDERGRAD ENGINEERING

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