



WAREHOUSE

±153,500 SF with Approximately 45,000 SF Temperature Controlled

Property Highlights

- High-end, Very Clean Warehouse
- Immediately Adjacent to Tucson International Airport
- Easy Access to I-10 and I-19
- ±32' Clear Height

Property Details

Available	±153,500 SF ±45,000 SF (Fully Air-Conditioned Warehouse) ±10,000 SF (Of Office Space)
Built In	1977
Zoning	Zoned I-1 (Light Industrial)
Loading	16 Dock Positions
Power	4,500 Amps

Jesse Blum
Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademmeroutis@picor.com

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



FOR LEASE

Medina Business Park | 2201 E. Medina Road

Tucson, Arizona

Site Plan

E. Valencia Road



SUBJECT

S. Tucson Blvd.

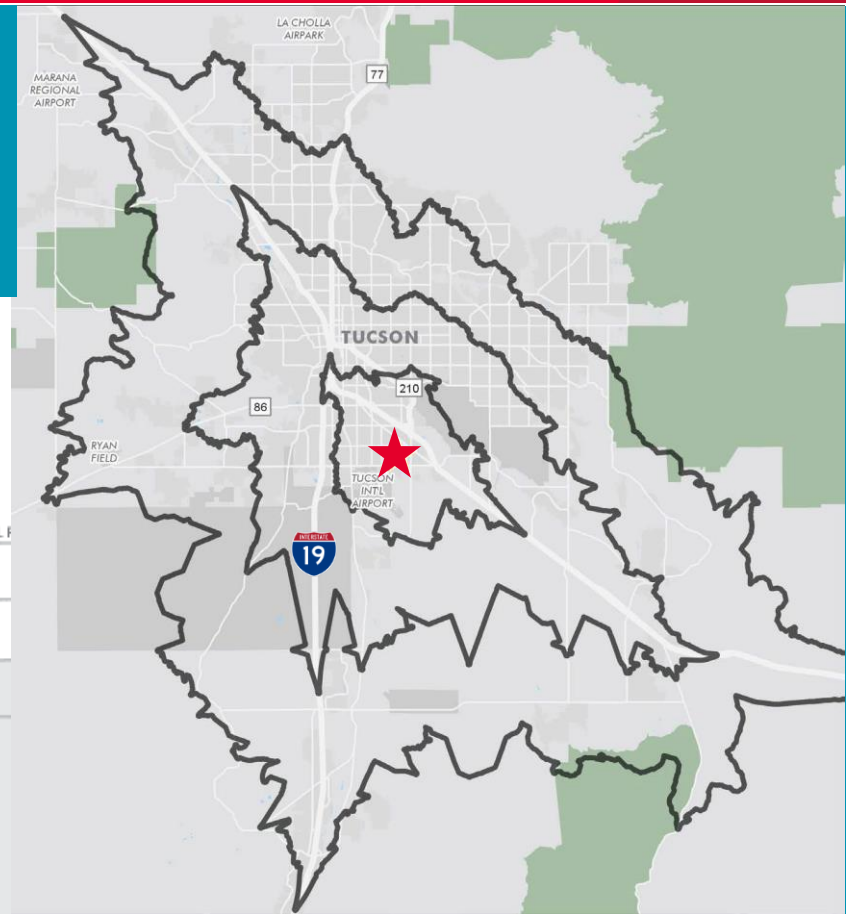
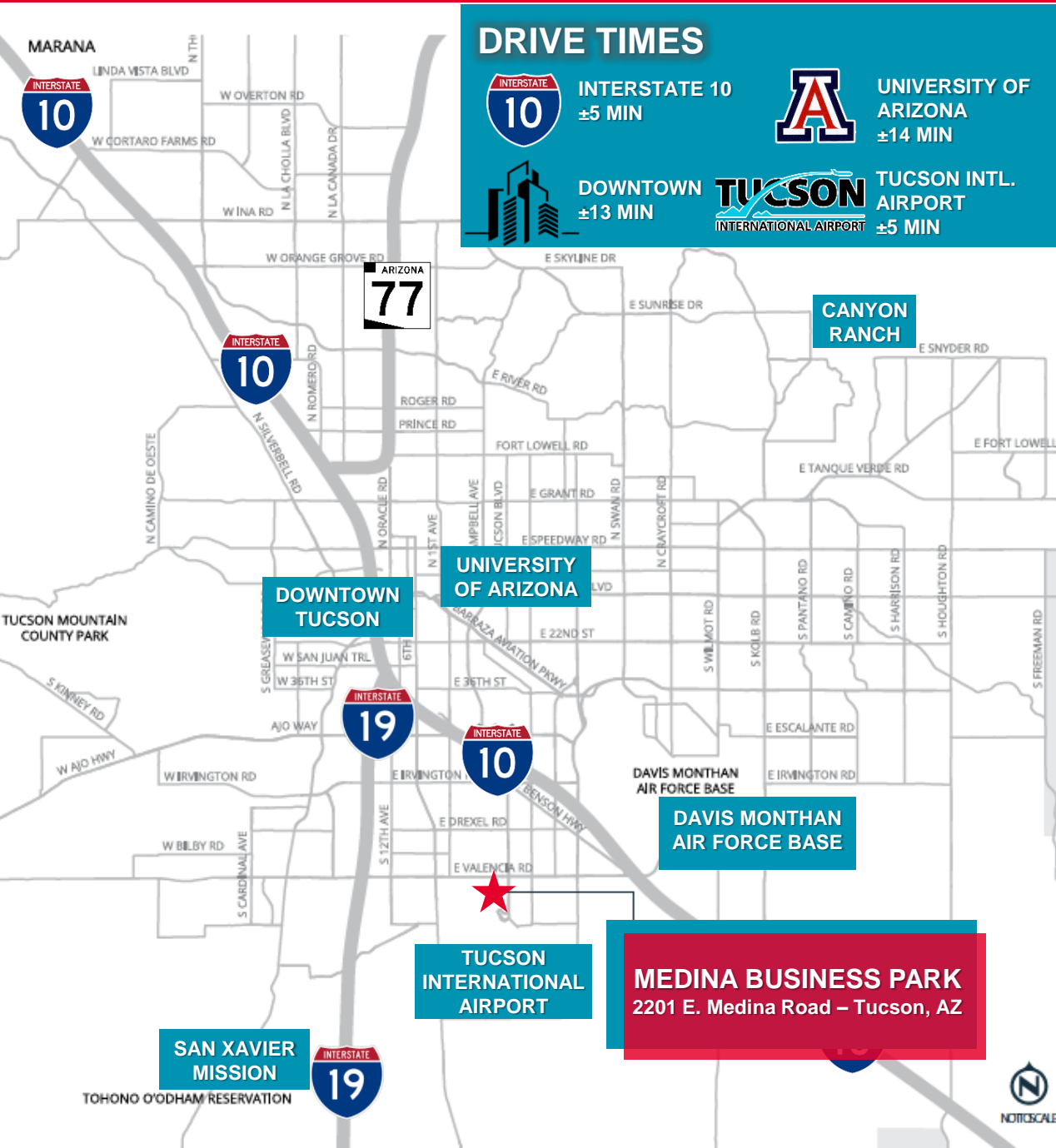
PROPERTY PHOTOS



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.

4/27/2021



DRIVE TIME MAP



2201 E. MEDINA ROAD



±15, 30, 45 MINUTE DRIVE TIME



NOT TO SCALE



FOR LEASE

Medina Business Park | 2201 E. Medina Road

Tucson, Arizona



TUCSON METROPOLITAN AREA

Tucson is the second largest metropolitan area in Arizona with over one million residents and serves as an anchor to business located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life, along with low cost for doing business. Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Just 60 miles from the Mexico border with high-capacity border and transportation infrastructure, Tucson is the best option for companies doing business in the United States.

Southern Arizona can be compared to some of the most affordable markets west of the Mississippi which allows Tucson a competitive edge compared to other markets in the west. With Cost of Living Index at 97.1 (source: ACCRA Cost of Living Index, 2018), Tucson locals can enjoy a high-quality lifestyle that is far less expensive than other comparable markets like Las Vegas, Denver and San Diego.

The structure for tax in Arizona allows it to be business-friendly as well as competitive, along with worker's compensation and unemployment insurance being one of the lowest in the United States. Factors such as decreasing individual tax burden and low flat-rate corporate tax allow Arizona to gain a competitive advantage.



TUCSON CLIMATE



70.9 °F

AVERAGE ANNUAL TEMPERATURE



286

YEARLY DAYS OF SUNSHINE

Jesse Blum
Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademeroutis@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.