



FLEX SPACE

± 54,726 SF Improved Flex Space in First Class Business Park

Property Highlights

- Located in a first class business park.
- Immediate freeway access.
- Close to Tucson International Airport and supporting amenities (hotels, restaurants and entertainment).

Property Details

Total Available	±54,726 SF
3708 E. Columbia, Suite 110	±12,198 SF
3716 E. Columbia, Suite 120	±12,005 SF
Power	400 amp/480v/3-phase
Zoning	CI-1, Light Industrial/Warehousing Zone, Pima County
Parking	1.74/1,000 SF
Parcel	132-20-031C
Ceiling Height	20'

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FOR LEASE

Butterfield Corporate Plaza | 3708 & 3716 Columbia St.

Tucson, Arizona 85714

SITE PLAN

FedEx
Ship Center

Symantec

E. Columbia Way

Integrated
Magnetics

SUBJECT

ARCONIC

Butterfield Drive

INDUSTRIAL METAL
SUPPLY COMPANY

S. Alvernon Way



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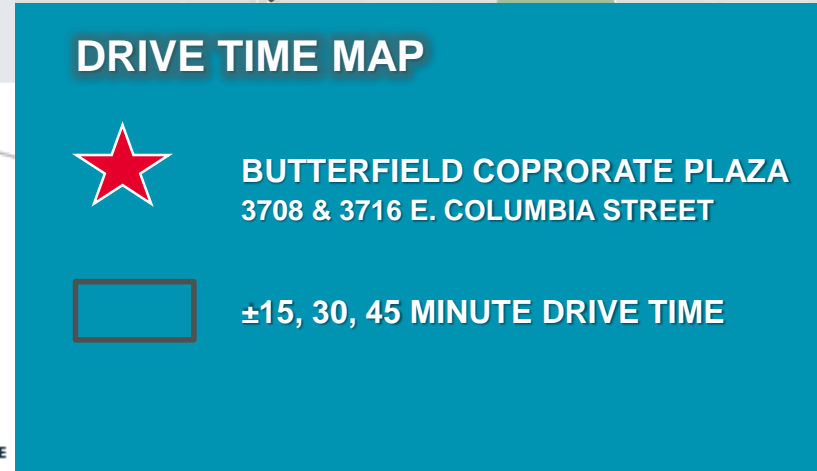
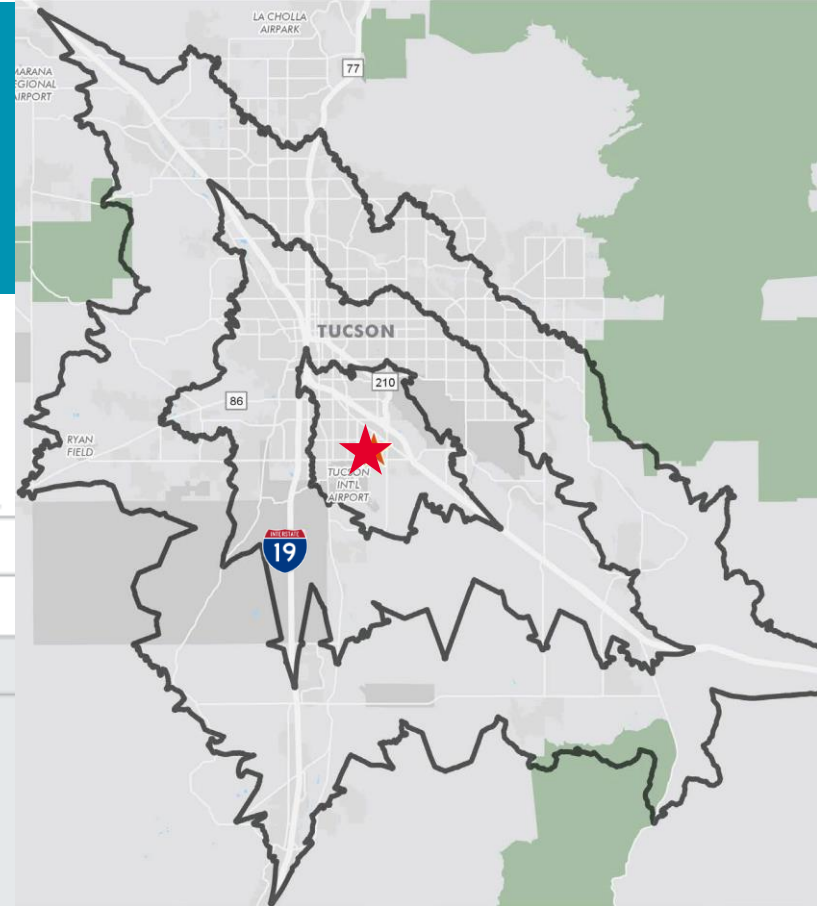
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TUCSON METROPOLITATION AREA

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

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