

INDUSTRIAL


| Suite Number | Square Footage | Monthly Rent | Rent / SF / Mo |
|--------------|----------------|--------------|----------------|
| 111 | 17,100 | \$12,825 | 75¢ / Mo NNN |
| 141 | 16,800 | \$12,600 | 75¢ / Mo NNN |
| Combined | 33,900 | \$23,730 | 70¢ / Mo NNN |

Property Details

| | |
|----------------|--|
| Parking | 3.48:1,000 SF, Covered Parking Available |
| Ceiling Height | 20' |
| Loading | Suite 111: 2 Truck Wells & 2 Grade Level Doors Suite 141: 1 Truck Well & 1 Grade Level Door |
| Power | 277/480 Volt, 3 Phase |
| HVAC | 100% A/C |
| Sprinkler | Ordinary Hazard |
| Construction | Concrete Tilt-up |
| Year Built | 1985 |
| Zoning | I-1 (Light Industrial) |
| Property Taxes | 8.4¢/SF/Mo (2023) |


Property Amenities

- Near Tucson International Airport
- Within high image corporate business park
- Adjacent to numerous business class hotels
- Convenient access to I-10 and I-19
- Fenced yard included
- Located in the Opportunity Zone

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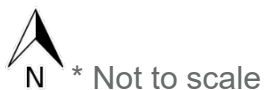
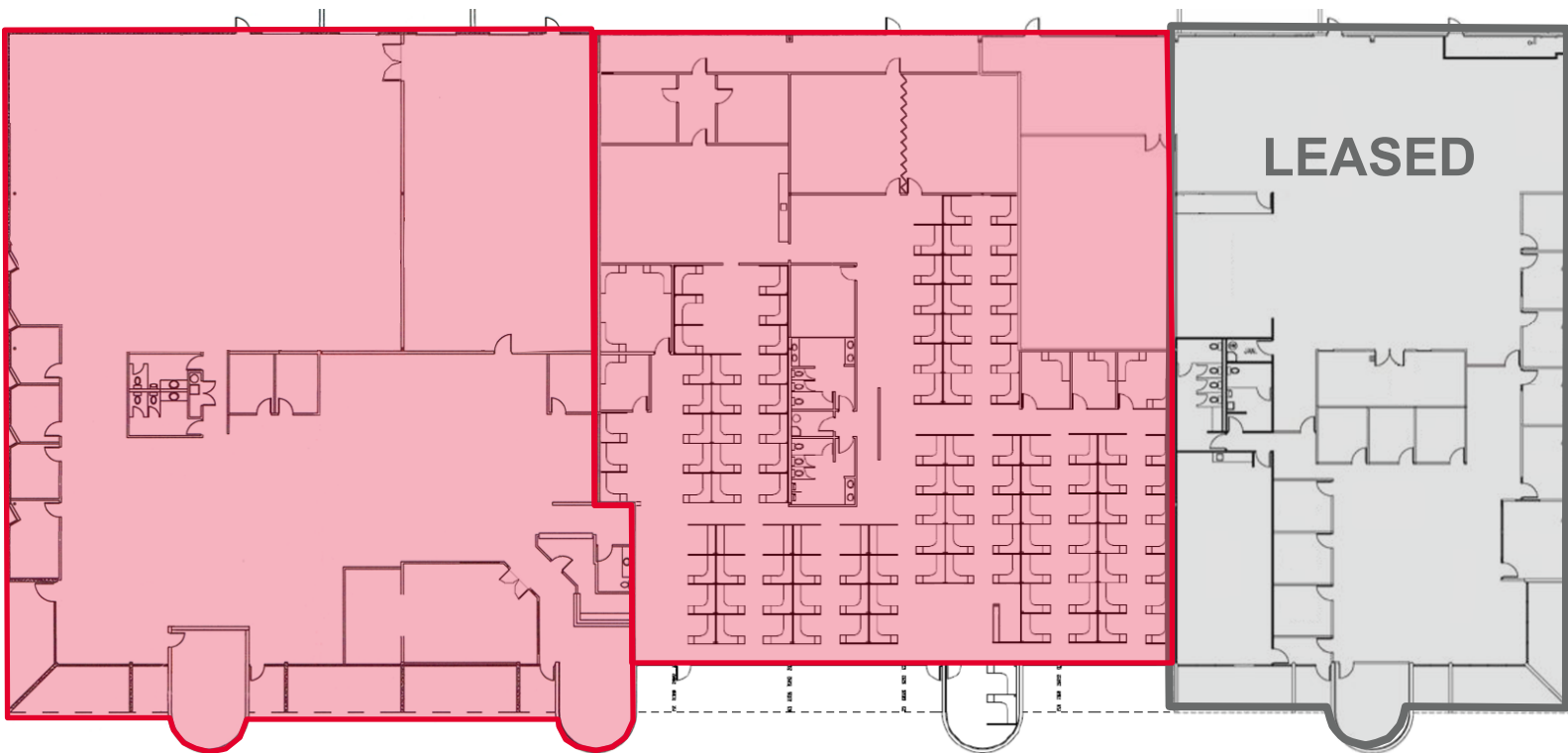
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
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Existing Floor Plan – 33,900 SF Available

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Suite 111

Suite 141



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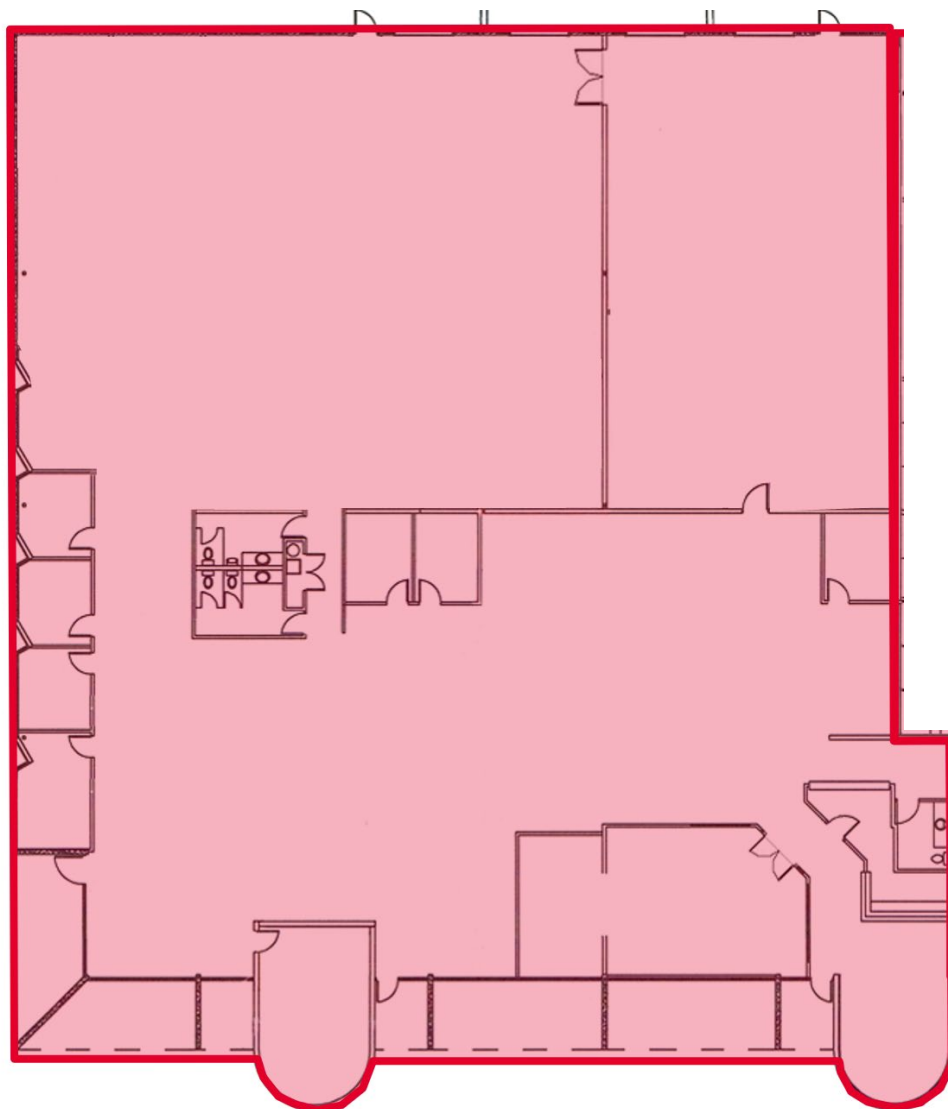
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4/26/2024

Existing Floor Plan – Suite 111 –17,100 SF Available

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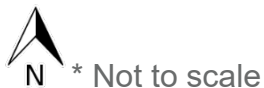
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Existing Floor Plan – Suite 141 – 16,800 SF Available

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Aerial

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* Property is in the vicinity of Tucson International Airport, may be subject to restrictions

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4/26/2024



1.072M
TUCSON MSA
POPULATION



437,780
TOTAL HOUSEHOLDS



30%
COLLEGE
EDUCATION



1.3%
POPULATION
GROWTH RATE



\$59,215
MEDIAN HOUSEHOLD
INCOME



3.2%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 02/19/24

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

www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

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46,932
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2022

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

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

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