

# Butterfield Logistics Center

Block D | Butterfield Business Center  
3725 East Columbia Street Tucson, AZ 85714

For Lease | ±194,879 SF Industrial/Distribution Center



**UNDER CONSTRUCTION**  
**PLANNED COMPLETION:**  
**Q3 2025**

**UNDER CONSTRUCTION**  
**PLANNED COMPLETION: Q3 2025**

\*Image is a rendering and is subject to change



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[PICOR.COM](http://PICOR.COM)



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WAKEFIELD

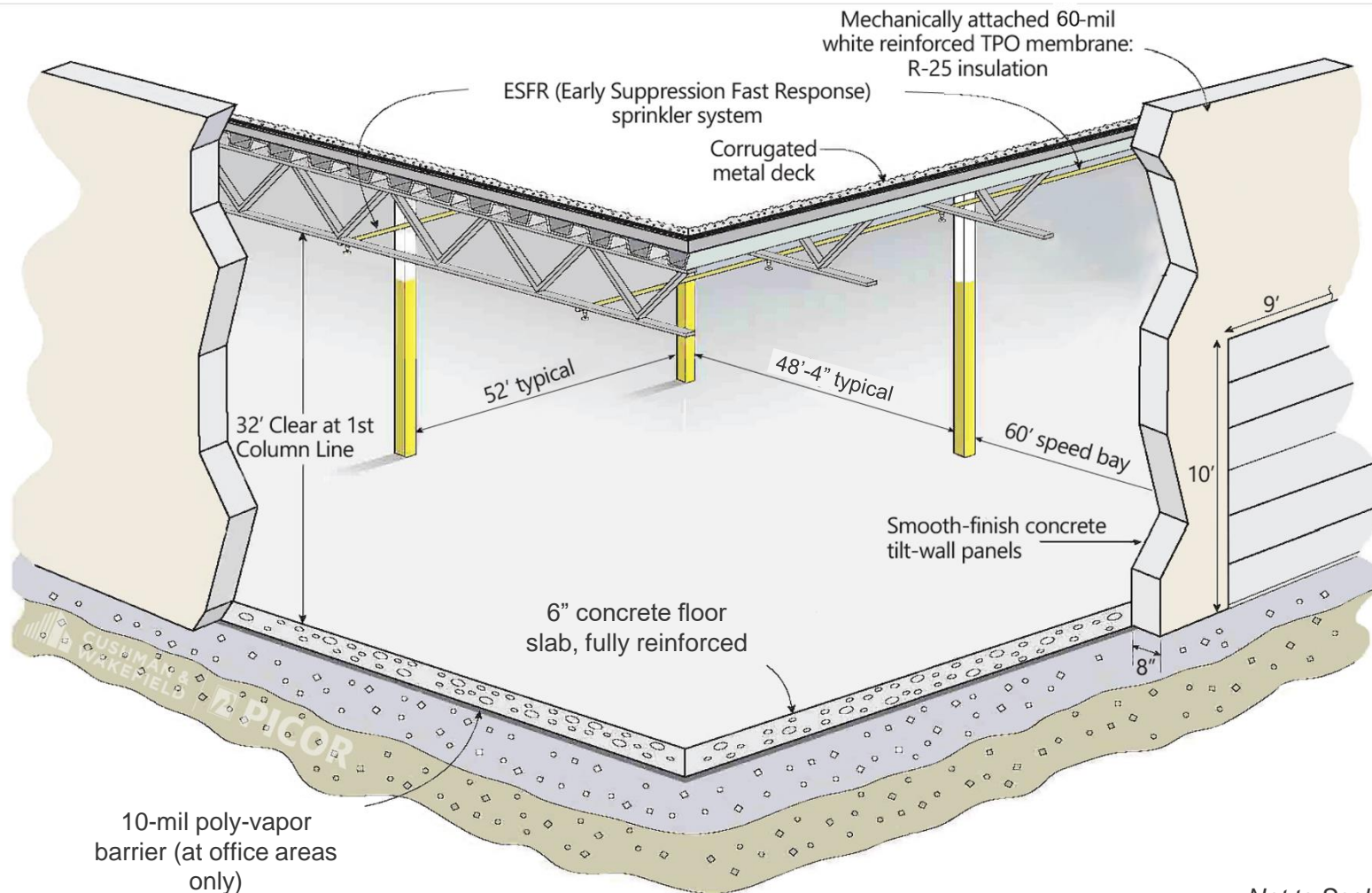


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## BUILDING SPECIFICATIONS



Not to Scale

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## BUILDING FEATURES

### BUILDING SIZE

±194,879 SF (205' x 940')

### MINIMUM DIVISIBLE

32,232 SF

### SPEC OFFICE

± 1,783 sf

### CLEAR HEIGHT

32' at first column line

### COLUMN SPACING

52' x 48' with 60' Speed Bay

### LOADING

56 Dock High Positions

### ELECTRICAL

2000 Amp Service

### SLAB THICKNESS

6" Slab

### CAR PARKING

146

### SPRINKLER

ESFR

### TRUCK COURT

135'



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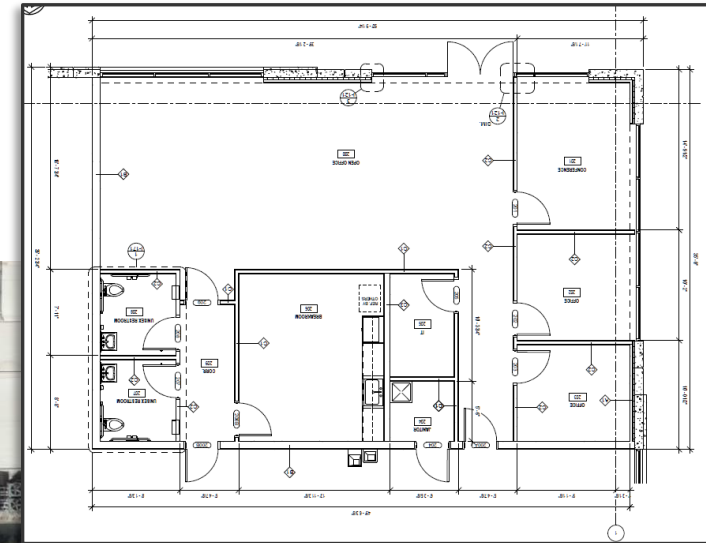


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## SITE PLAN



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## Other Companies Located in Butterfield



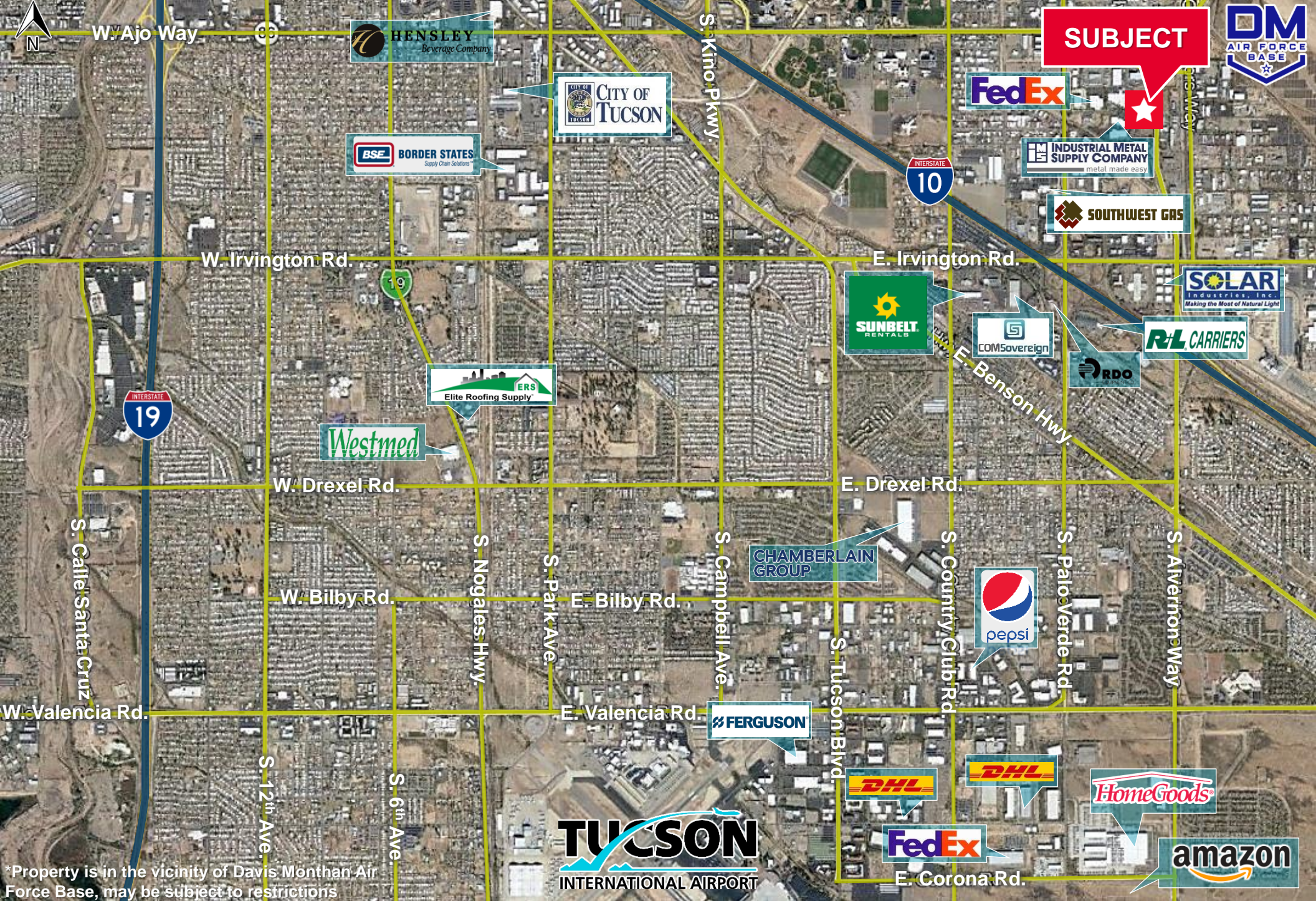
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\*Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions

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# TUCSON AT A GLANCE



**1.08M**

TUCSON MSA  
POPULATION



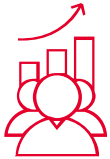
**484,397**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.75%**

POPULATION  
GROWTH RATE



**\$64,323**

MEDIAN HOUSEHOLD  
INCOME



**3.2%**

UNEMPLOYMENT  
RATE



**53,187**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

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

## 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

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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