



PICOR

FOR LEASE

401 E Irvington Rd

Tucson, Arizona 85714

New Warehouse for Lease – 85,000 SF on 4.97 Acres



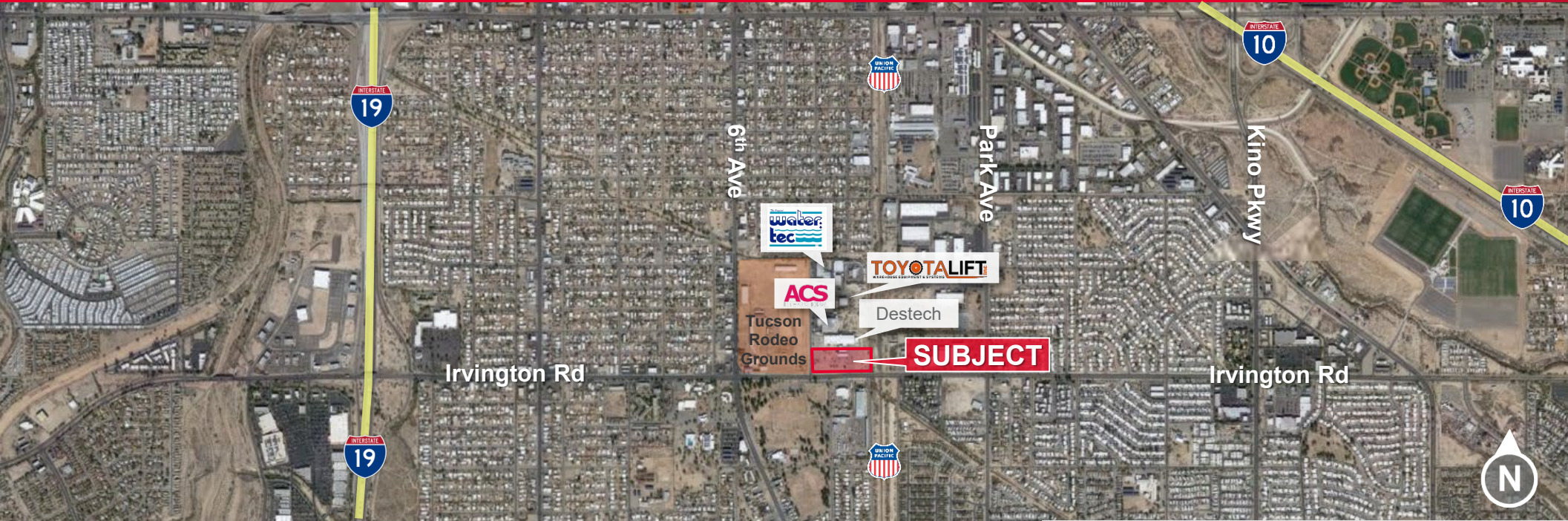
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PICOR Commercial Real Estate Services
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11/21/2023



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Property Highlights

- New Construction
- Front Park / Rear Load design
- Ample Parking
- Dock High and Grade Level Truck Doors
- Park / Ajo Submarket
- Zoning: I-1

Property Details

Parcel Size	4.97 Acres
Clear Height	32'
Loading	Grade and Dock High
Possession	Q2 2025
Projected Delivery	2025
Assessor Parcel No.	120-09-309B

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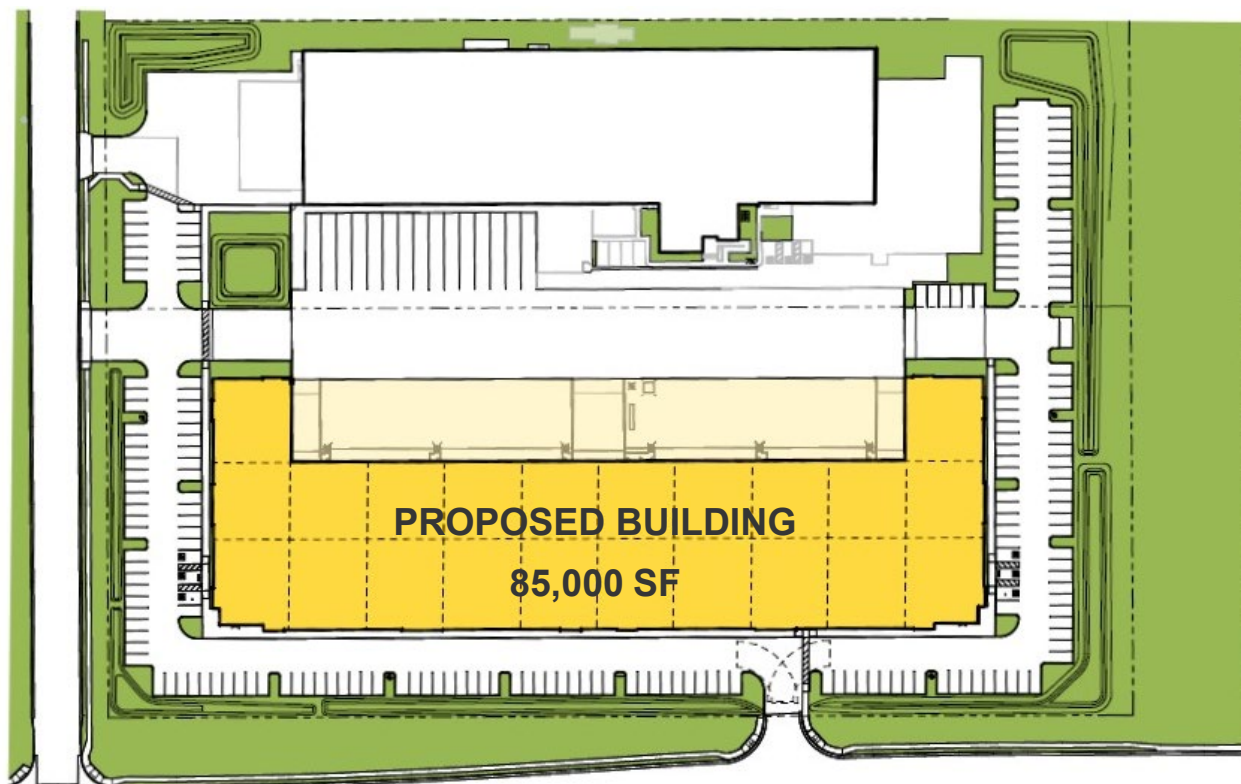
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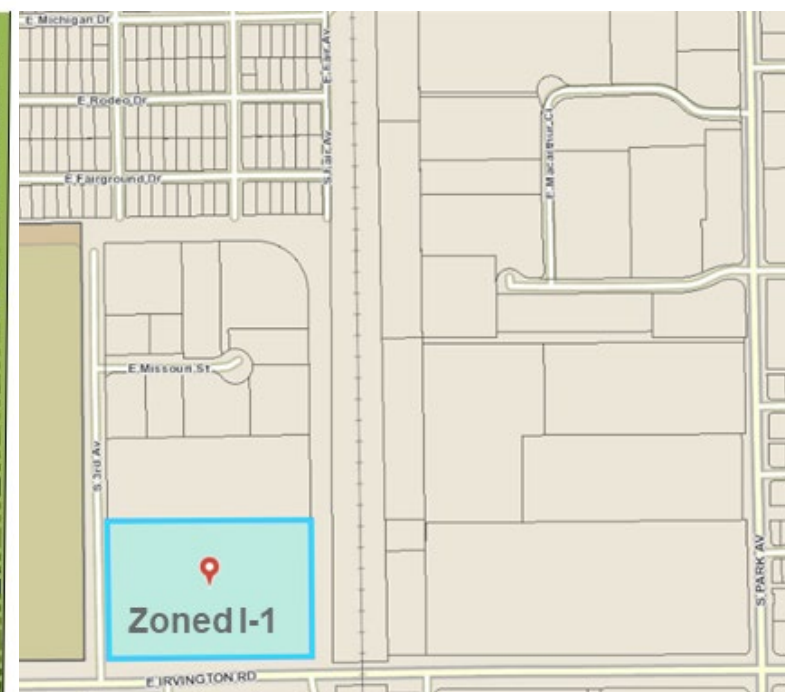
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Site Plan



Zoning Map



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11/21/2023

TUCSON

At a Glance

1.072M

TUCSON MSA
POPULATION437,780
TOTAL HOUSEHOLDS34.8%
EDUCATION-
SOME COLLEGE1.3%
POPULATION
GROWTH RATE\$59,215
MEDIAN HOUSEHOLD
INCOME3.9%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 06/07/23

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,907
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

www.arizona.edu, suncorridorinc.comRECENT INDUSTRY
ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE



46,932

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #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