
















**FREESTANDING BUILDING WITH REAR YARD SPACE**  
**6781 E Outlook Drive**  
**Tucson, Arizona 85756**

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# PROPERTY INFORMATION

6781 E OUTLOOK DRIVE  
TUCSON, ARIZONA

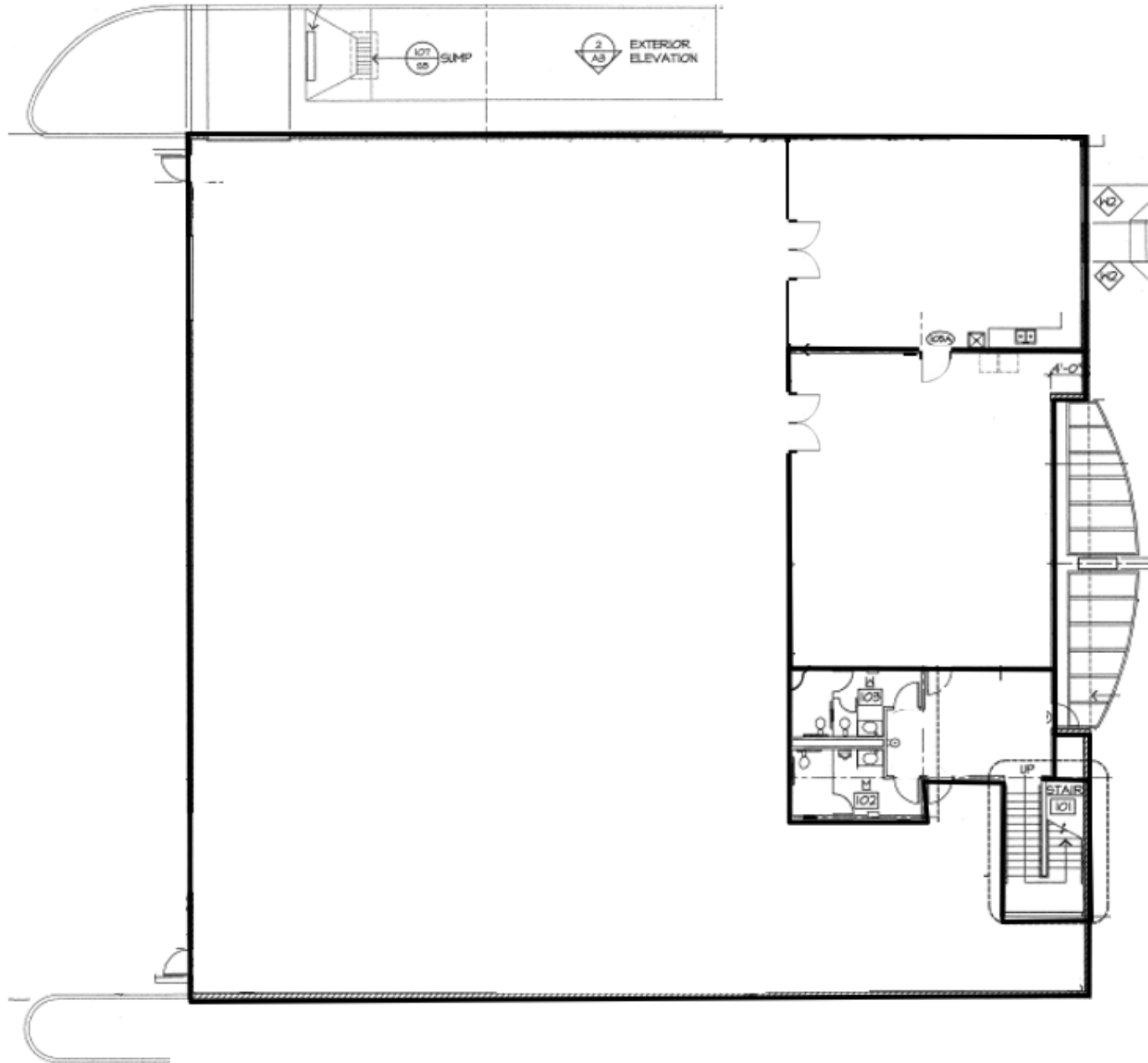
	<b>LOCATION:</b>	6781 E Outlook Drive Tucson, Arizona 85756
	<b>LEASE RATE:</b>	\$0.90 / Month, NNN
	<b>BUILDING:</b>	Total – 14,545 SF 1 <sup>st</sup> Floor – 11,550 SF 2 <sup>nd</sup> Floor – 2,995 SF
	<b>LOT SIZE:</b>	1.37 Acres
	<b>BUILT:</b>	2008
	<b>CLEAR HEIGHT:</b>	Approx. 23' to 25' under the trusses
	<b>POWER:</b>	208/120 (3) phase 600a
	<b>ZONING:</b>	CI-2
	<b>FIRE SYSTEM:</b>	Wet V-B
	<b>TAX PARCEL:</b>	141-05-0820
	<b>LOADING:</b>	(3) 10' X 12' w / (1) well
	<b>PARKING:</b>	19 (9) covered
	<b>TAXES:</b>	\$24,002.09 (2021)



# FLOOR PLAN

6781 E OUTLOOK DRIVE  
TUCSON, ARIZONA

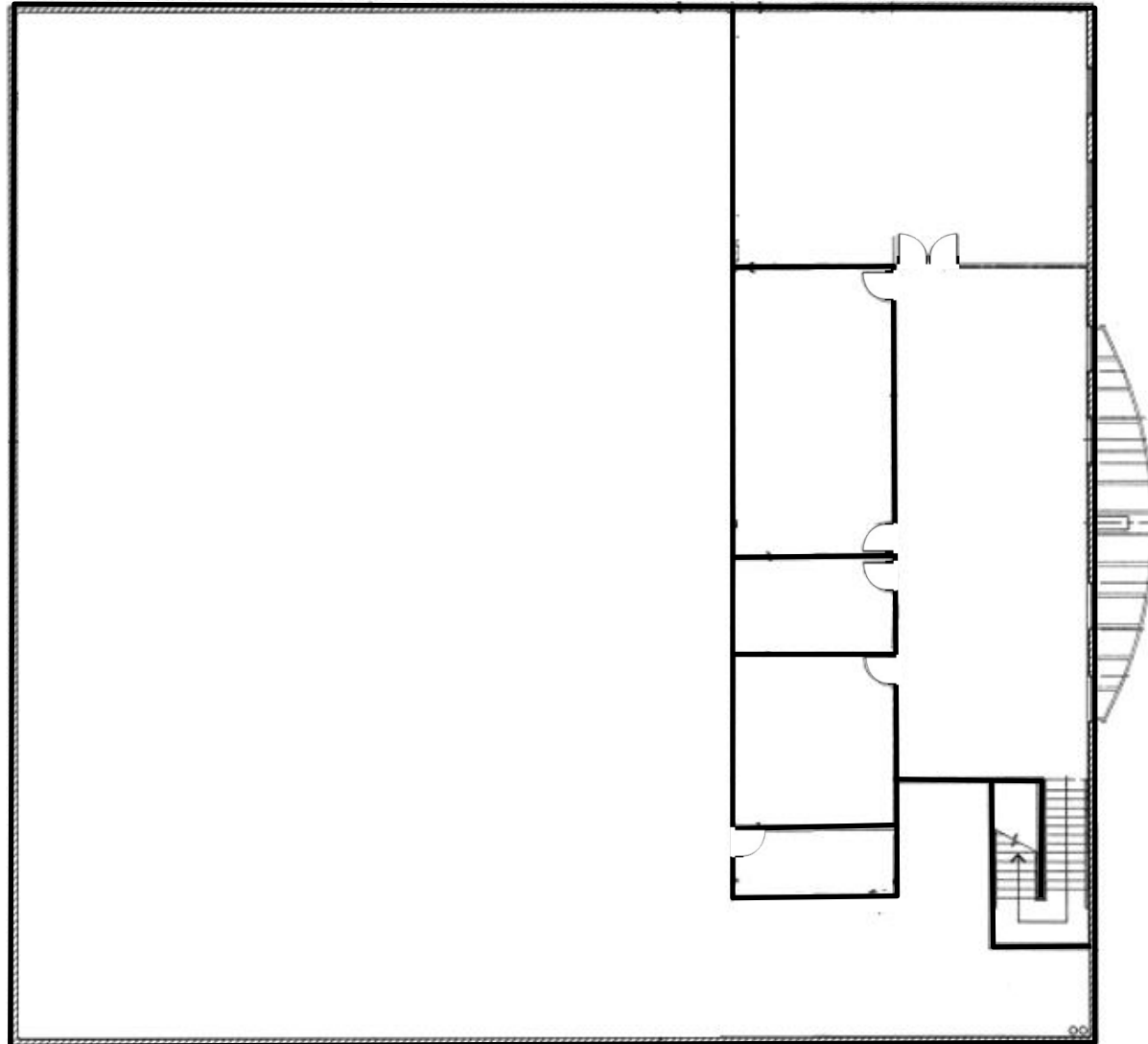
FIRST FLOOR | 11,550 SF



# FLOOR PLAN

6781 E OUTLOOK DRIVE  
TUCSON, ARIZONA

SECOND FLOOR | 2,995 SF



# AERIAL MAP

6781 E OUTLOOK DRIVE  
TUCSON, ARIZONA



# TUCSON

*At a Glance*



1.046M

TUCSON MSA  
POPULATION



425,200

TOTAL HOUSEHOLDS



25%

EDUCATION-  
SOME COLLEGE



0.9%

POPULATION  
GROWTH RATE



\$57,600

MEDIAN HOUSEHOLD  
INCOME



6.5%

UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 10/01/21

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,000
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 9,100
4. WALMART STORES 7,450

[hr.arizona.edu](http://hr.arizona.edu), [Tucson.com](http://Tucson.com), [BLS](http://BLS), [cbp.gov](http://cbp.gov)

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



36,503

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2020

- #46 TOP PUBLIC SCHOOL
- #46 MOST INNOVATIVE SCHOOLS
- #23 NURSING
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS

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



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