



FOR SALE OR LEASE

10,995 SF INDUSTRIAL BUILDING W/ YARD AREA

SALE PRICE: \$1,370,000

LEASE RATE: \$0.75 / SF / MO NNN

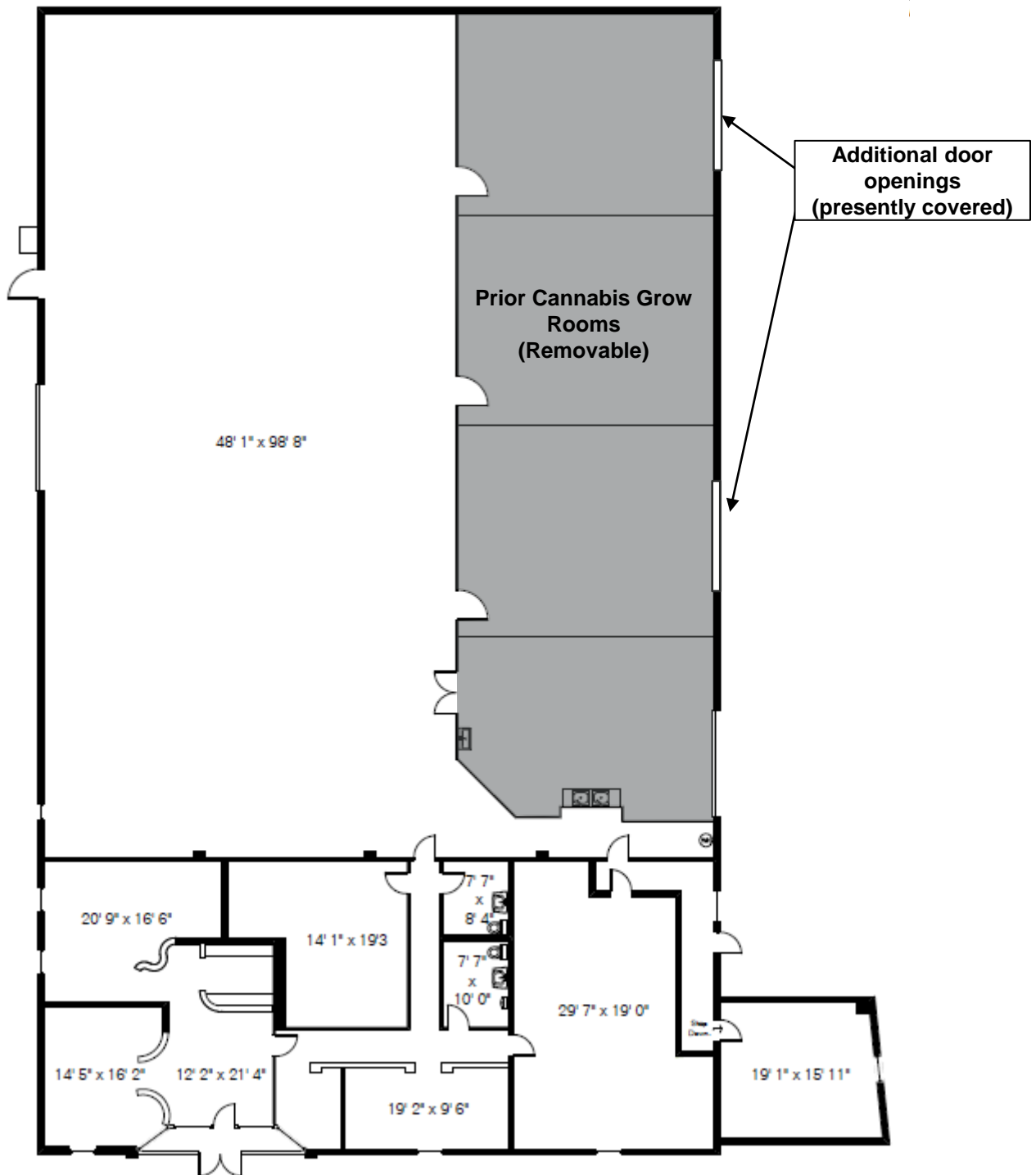
Property Details

Building Size	10,995 SF
Site Area	0.53 acres (22,997 SF)
Current Office Buildout	25%
Covered Parking	Available
Clear Height	18'
Fire Sprinklers	Yes
Zoning	I-1, Light industrial, City of Tucson
Natural Gas	Available
Power	400A 120/208V and 277/480V 3-Phase
Loading	One (1) 12' x 12' grade door to west yard area One (1) additional grade door opening to east yard area (presently covered for prior use) Two (2) additional grade door openings to west yard area (presently covered for prior use)
Property Taxes	\$10,867.95 (2024)

Key Features

- Highly-secured facility (presently improved for cannabis cultivation)
- Fully walled yard areas (two of them) with oversized metal gates
- Masonry construction
- Located in an Opportunity Zone
- Close proximity Interstate 10, Downtown Tucson, and the University of Arizona

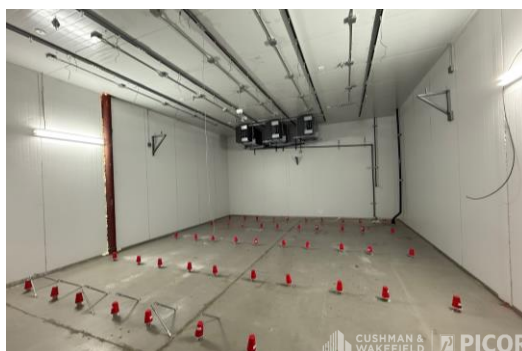
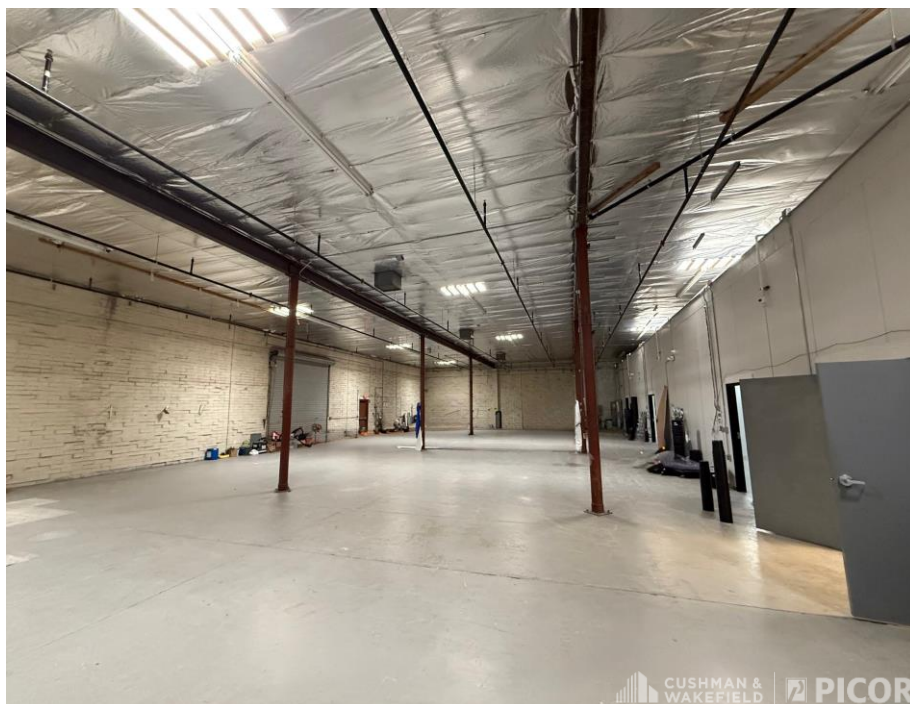
Floor Plan



Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

picor.com

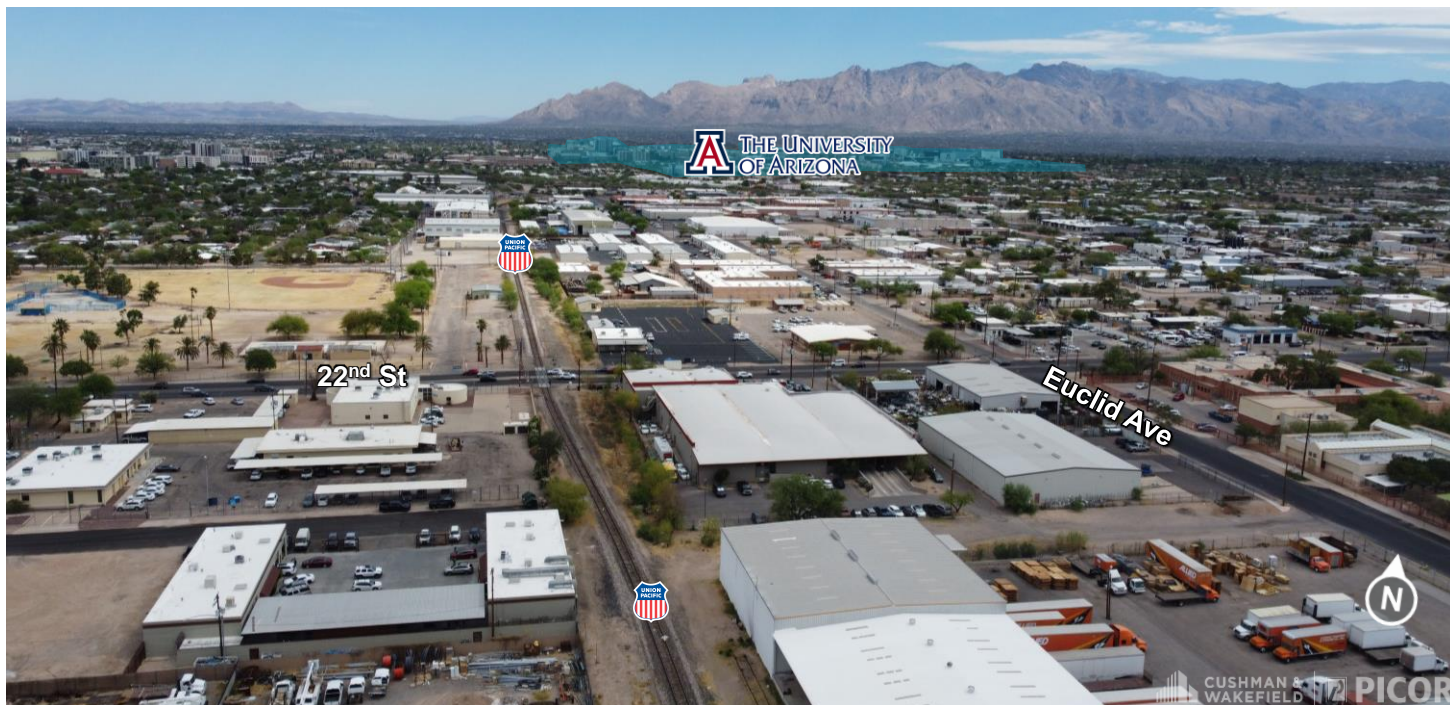
Property Photos



Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

picor.com

Aerial Photos



Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

picor.com

Aerial Map



Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

picor.com

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.7%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 04/23/2025

Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

picor.com