



PICOR

FOR SALE OR LEASE

1401 S. Pantano Rd.

Tucson, Arizona 85710

CALL CENTER / INDUSTRIAL



±47,531 Square Feet

Lease Rate: \$42,780 (90¢ / SF) per Month NNN

Sale Price: \$5,950,000 (\$125 / SF)

Property Description

Plug and Play Call Center space with 453 workstations. Property is in excellent condition. Potential to convert to assembly / manufacturing facility. Located within one of Tucson's strongest labor markets. Amenities nearby including restaurants and bike loop.

Property Details

Age:	1996
Power:	1600 Amps, 277/480 Volt, 3 Phase
Generator:	500 KW Backup Generator
Internet:	Verizon, AT&T, Cogent, Masergy
Fiber:	Charter, Lumen
Clear Height:	14 Feet Minimum
Parking:	10.6 : 1000
Lot Size:	8.26 Acres (359,806 SF)
Opportunity Zone:	Located in the Opportunity Zone

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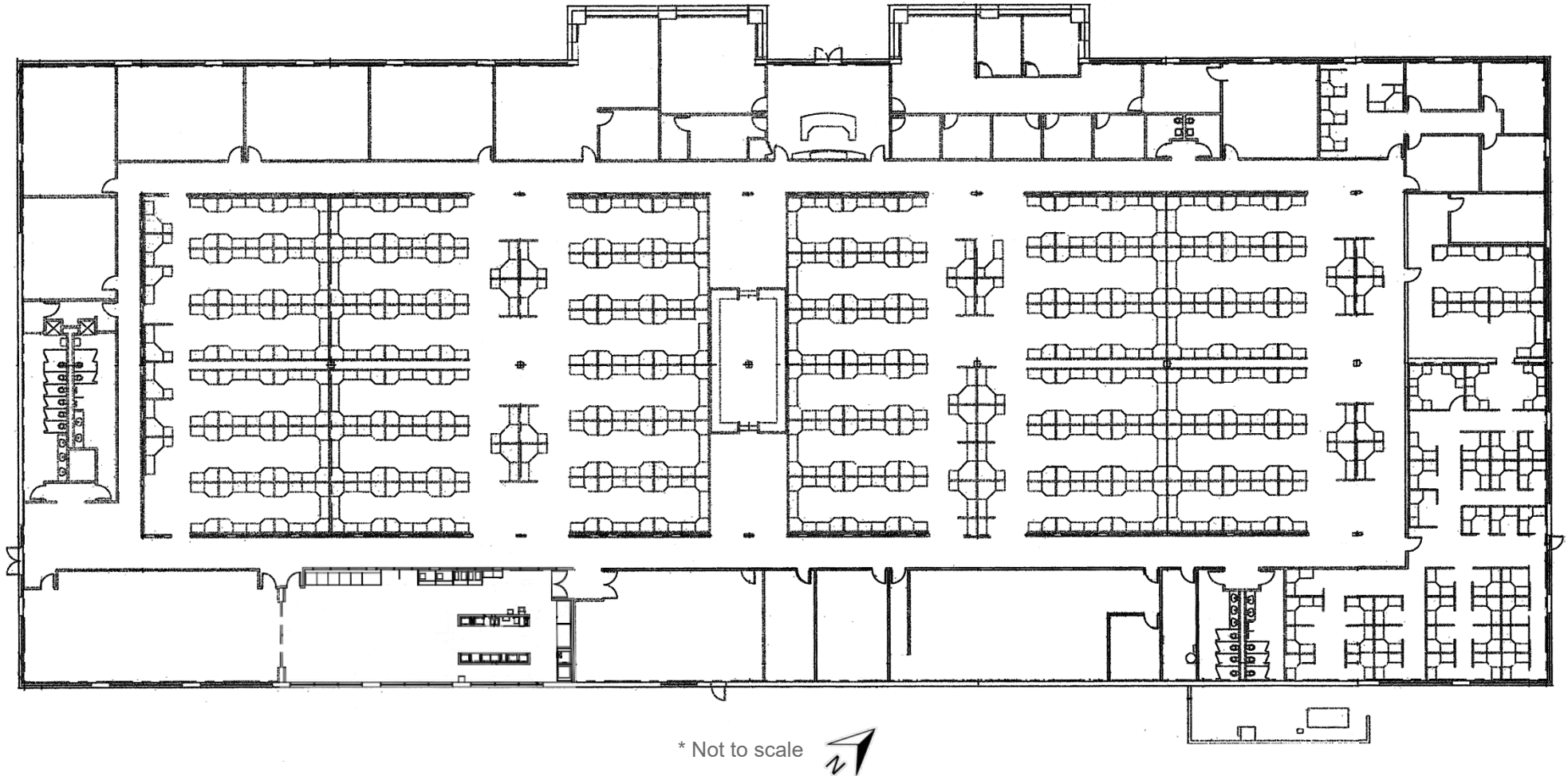
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Floor Plan

±47,531 SF



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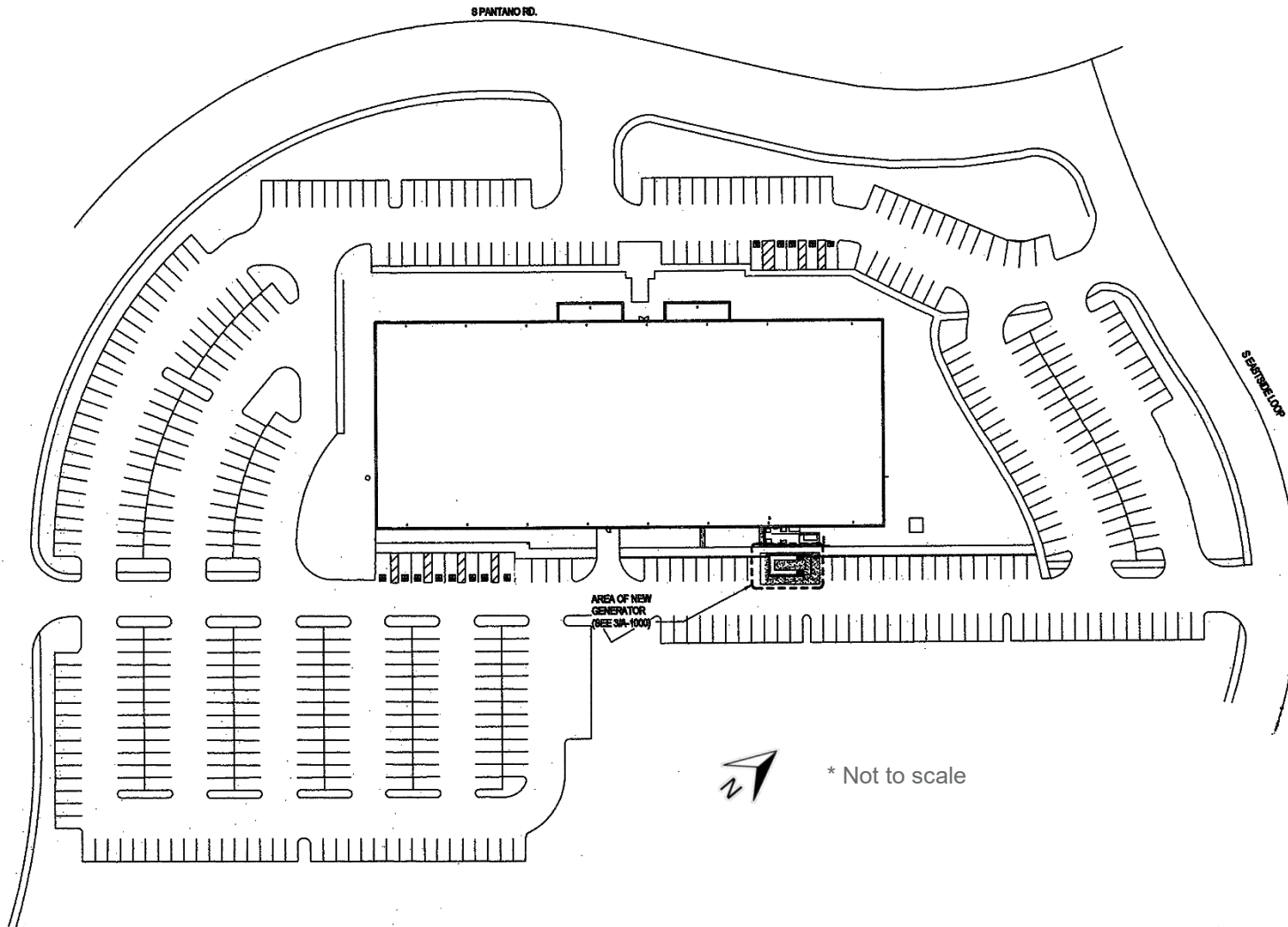
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Site Plan



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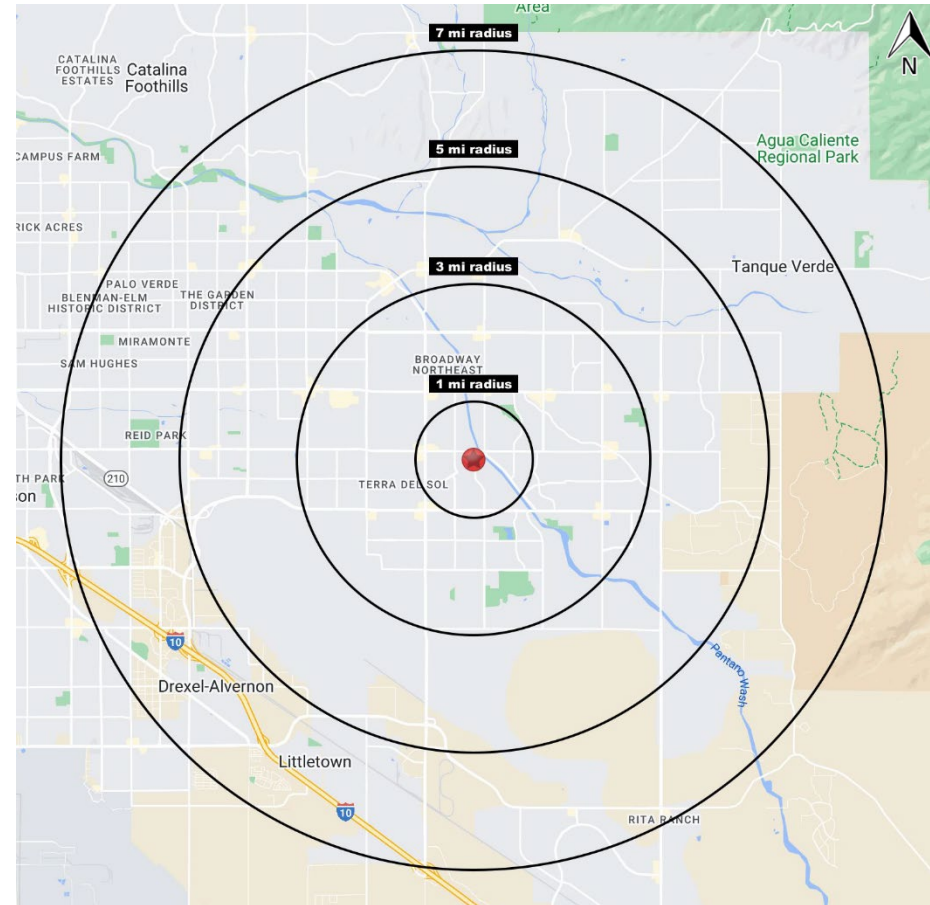
Available Workforce

NEARBY WORKFORCE



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	15,758	\$62,820	5,314
3 Miles	122,187	\$65,350	34,117
5 Miles	204,976	\$70,182	76,431
7 Miles	332,923	\$74,899	133,717

* All numbers shown are based on 2021 estimates

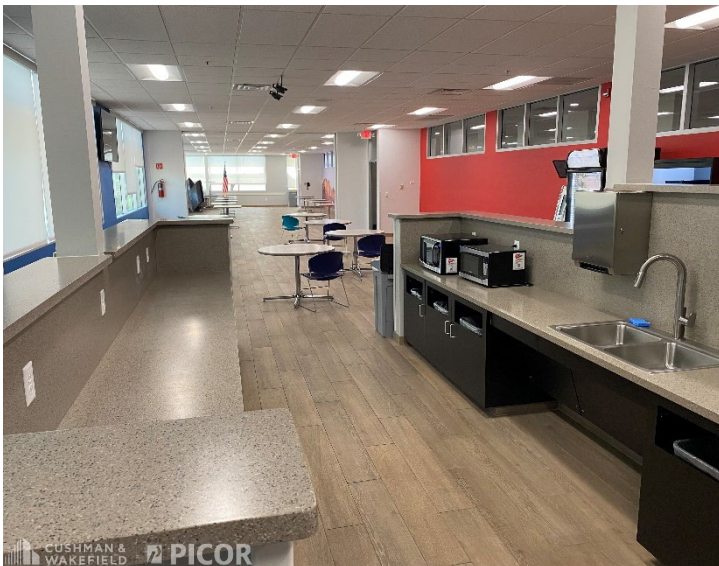
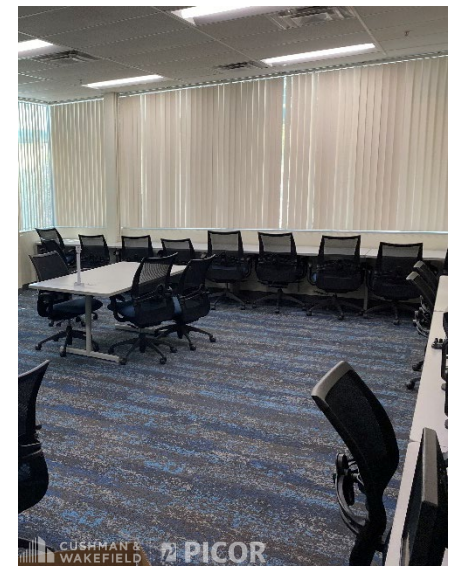
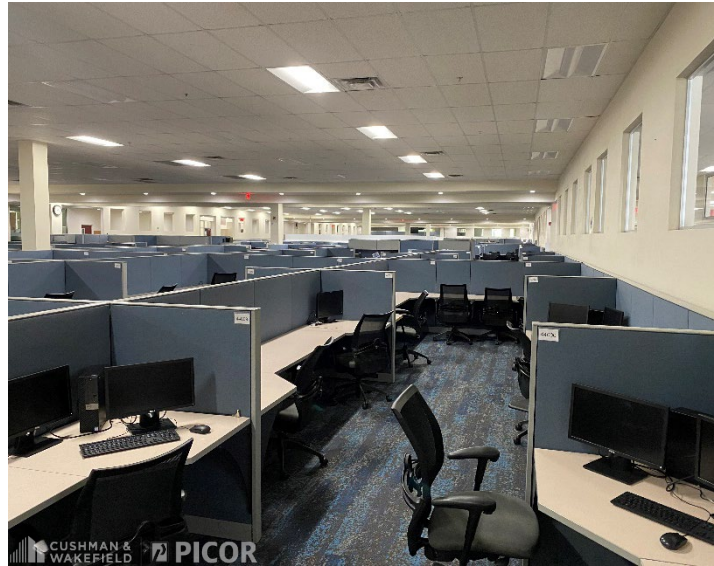


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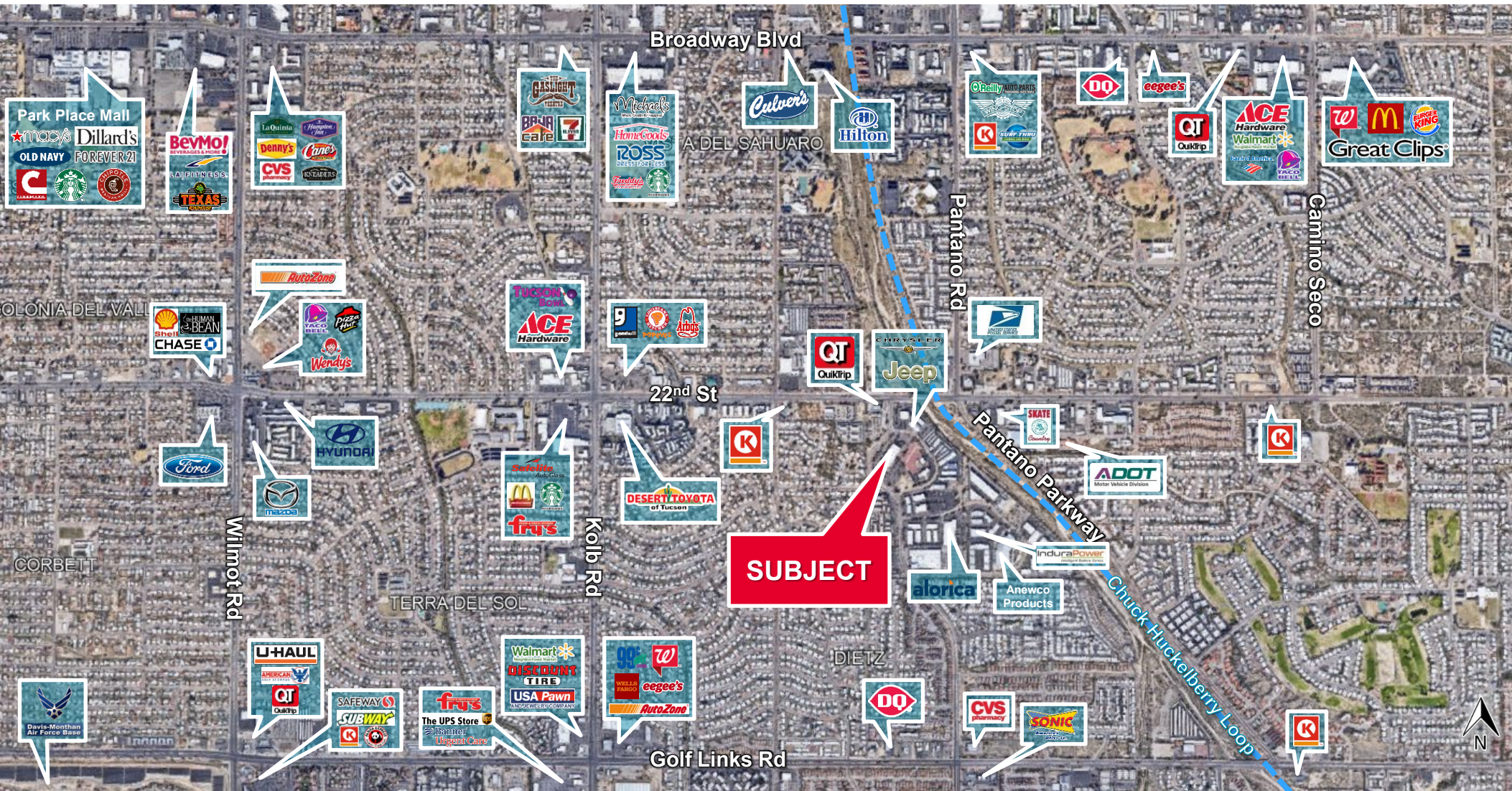
Interior Photos



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1.046M

TUCSON MSA
POPULATION



428,600

TOTAL HOUSEHOLDS



25%

EDUCATION -
SOME COLLEGE



1.0%

POPULATION
GROWTH RATE



\$53,700

MEDIAN HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 4/7/22

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, Tucson.com, BLS, cbp.gov

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



39,616

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2021

- #10 SPACE SCIENCE
- #23 NURSING
- #46 TOP PUBLIC SCHOOL
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

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