

WAREHOUSE OR MANUFACTURING

24,587 SF

Lease Rate: \$22,128 (\$0.90/SF) Per Month, NNN

Property Highlights

- Open floor plan
- Converting to warehouse/manufacturing
- Heavy power- 800 amps at 277/480 volt
- Near Tucson International Airport & related amenities
- Attractive building – Quality tilt-up construction

Property Description

This quality industrial building was built for manufacturing or distribution. The building has heavy power, and loading will be added in the rear court. Excellent clear height and power entrance exist. While air-conditioned, the landlord will convert the open space to evaporative cooling if desired and build office in the front of the building.

Property Details

| | |
|-----------------|---------------------------------|
| Available SF | 24,587 SF |
| Ceiling Height | 24' |
| Loading | Dock and grade to be provided |
| Power | 800 amps, 277/480 volt, 3 phase |
| HVAC | Five-50-ton, roof mounted units |
| Sprinkler | Ordinary hazard |
| Construction | Concrete tilt-up |
| Year Built | 1999 |
| Lot Size | 4.08 Acres |
| Zoning | I-1 |
| Possession Date | Immediate |
| Property Taxes | 12.3¢/SF/Mo (2023) |

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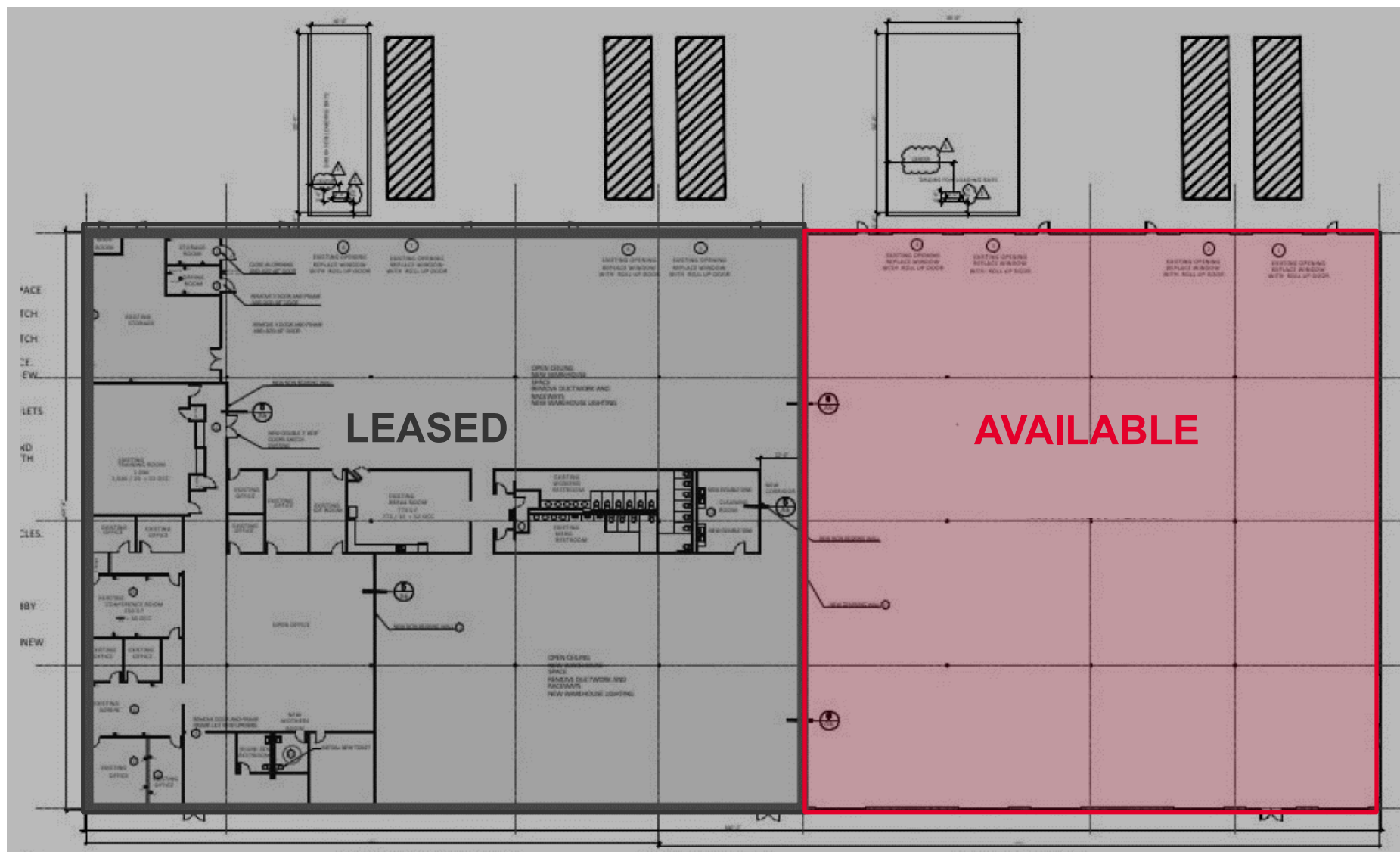
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picor.com

FOR LEASE

6221 S. Palo Verde Road

Tucson, Arizona 85706

Floor Plan



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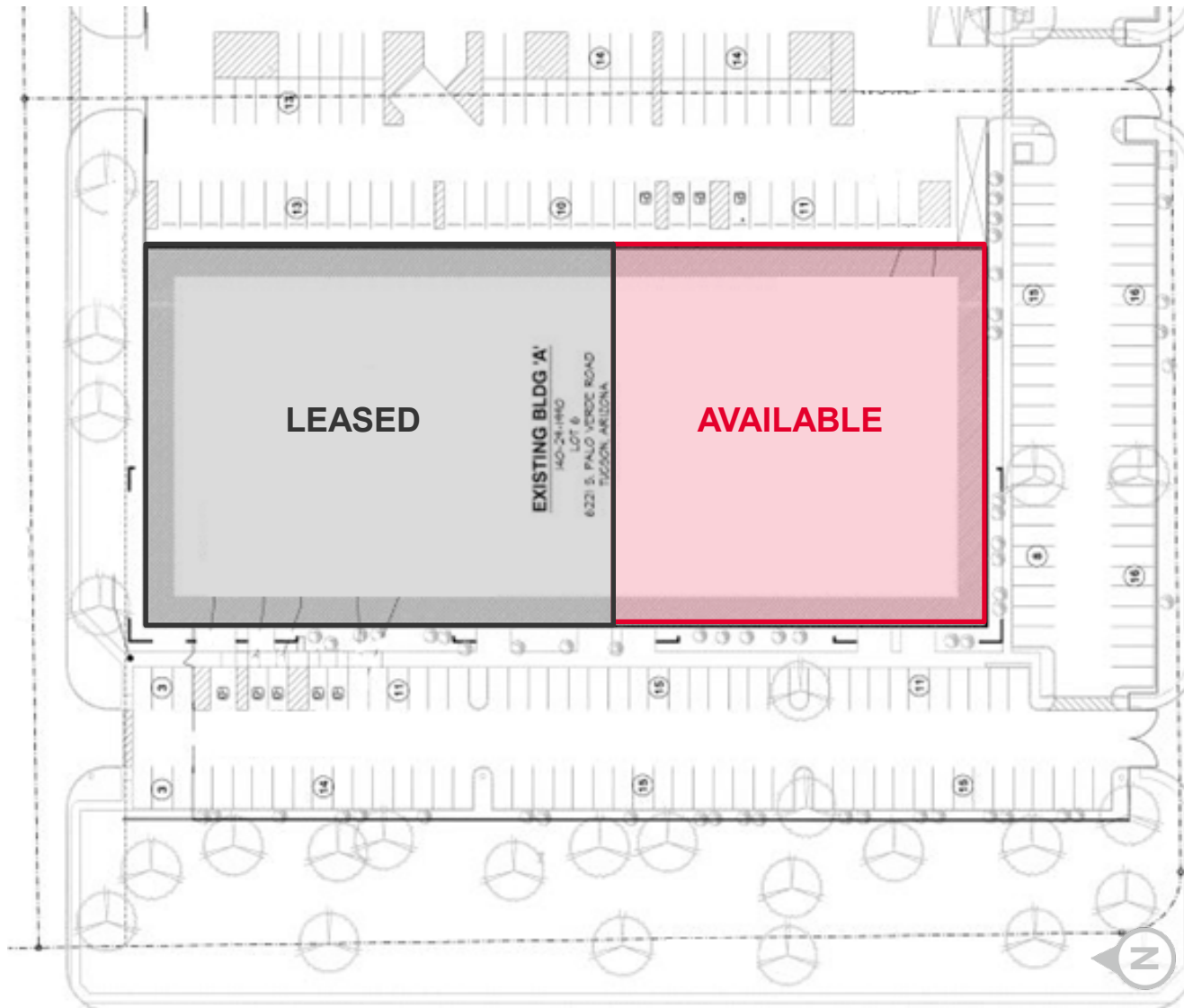


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Site Plan



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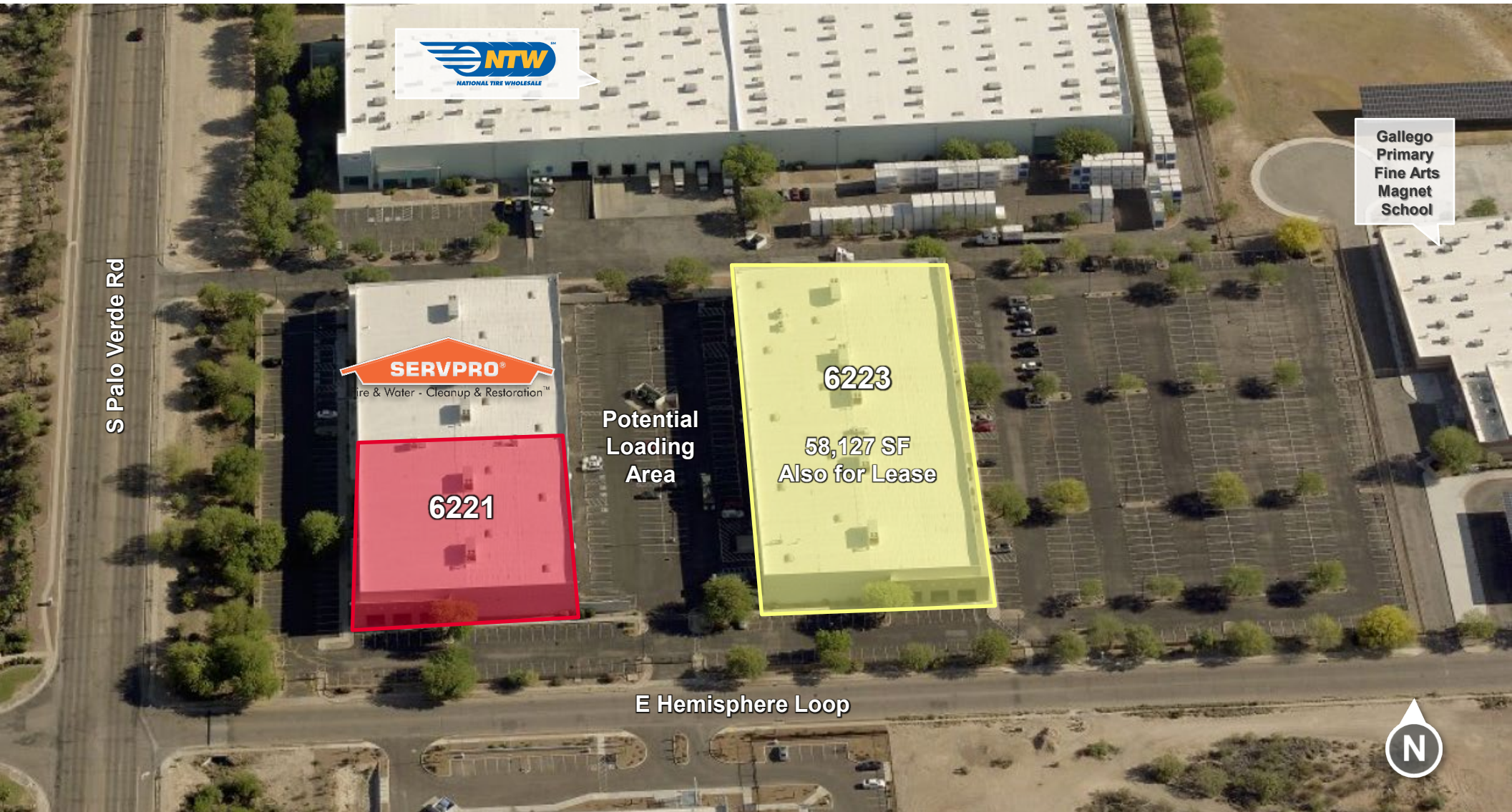


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Aerial



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Aerial



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TUCSON

At a Glance

1.072M

TUCSON MSA
POPULATION

437,780

TOTAL HOUSEHOLDS



34.8%

EDUCATION-
SOME COLLEGE

1.3%

POPULATION
GROWTH RATE

\$59,215

MEDIAN HOUSEHOLD
INCOME

3.9%

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