

TUCSON AIRPORT CENTER 2

BLDG B | ±141,960 SF

Developer to break ground upon a lease of 43,680 SF or larger
Developer's current estimated delivery timeline to user is 9 months from lease execution



FOR LEASE

Tucson Airport Center 2, Bldg. B

6818 S. Country Club Road, Tucson Arizona 85756

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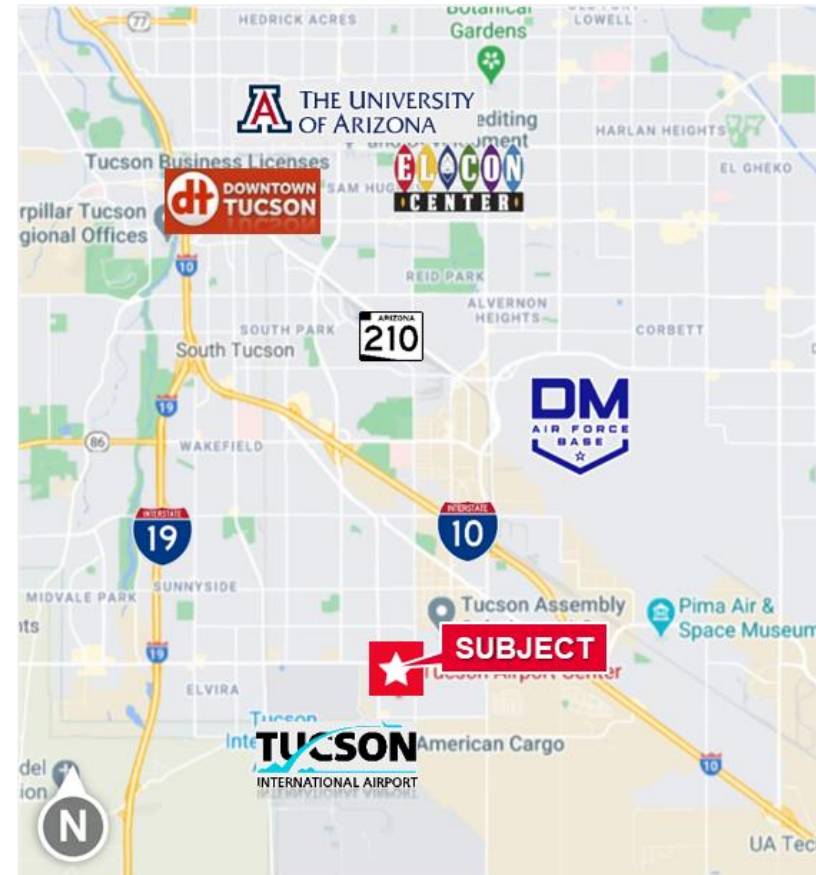
Lease Rate: Contact Broker

Property Highlights

- Construction will commence when a user takes minimum of 2 bays (43,680 SF)
- Developer's expected construction timeline from lease signing is 9 months for delivery.
- Freestanding warehouse/distribution building with excess truck parking
- One mile to Interstate 10
- Half a mile to Tucson International Airport
- Robust distribution infrastructure

Property Details

Bays	6 total bays – 5 bays at $\pm 21,840$ SF, 1 bay at $\pm 32,760$
Spec Office Suite	1,581 SF
Clear Height	$\pm 32'$
Loading	5-6 docks per $\pm 21,840$ SF bays, 7 docks for the $\pm 32,760$ SF bay (one grade level door per bay)
Power	3,000 amps planned
Parking	215 spaces
Trailer Parking	58 spaces



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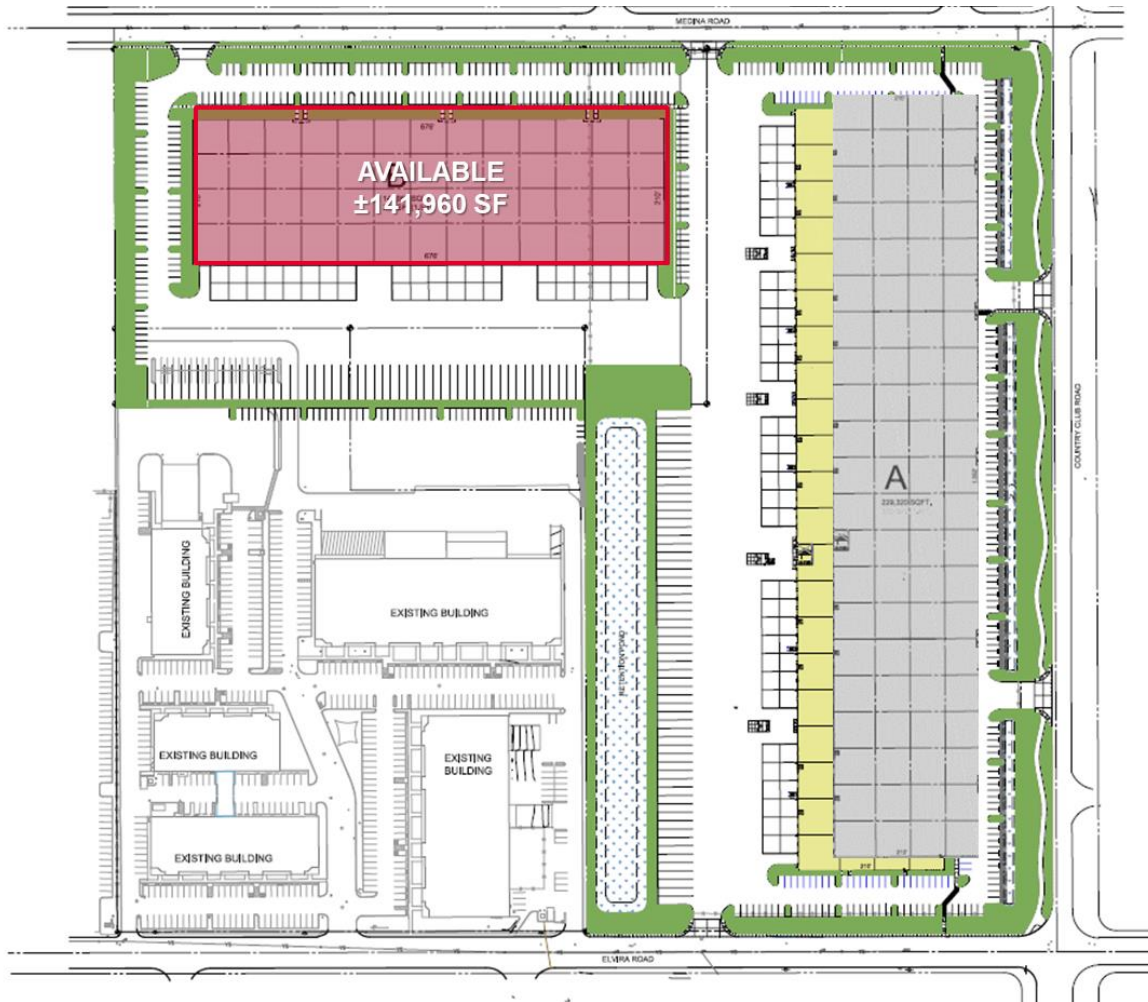
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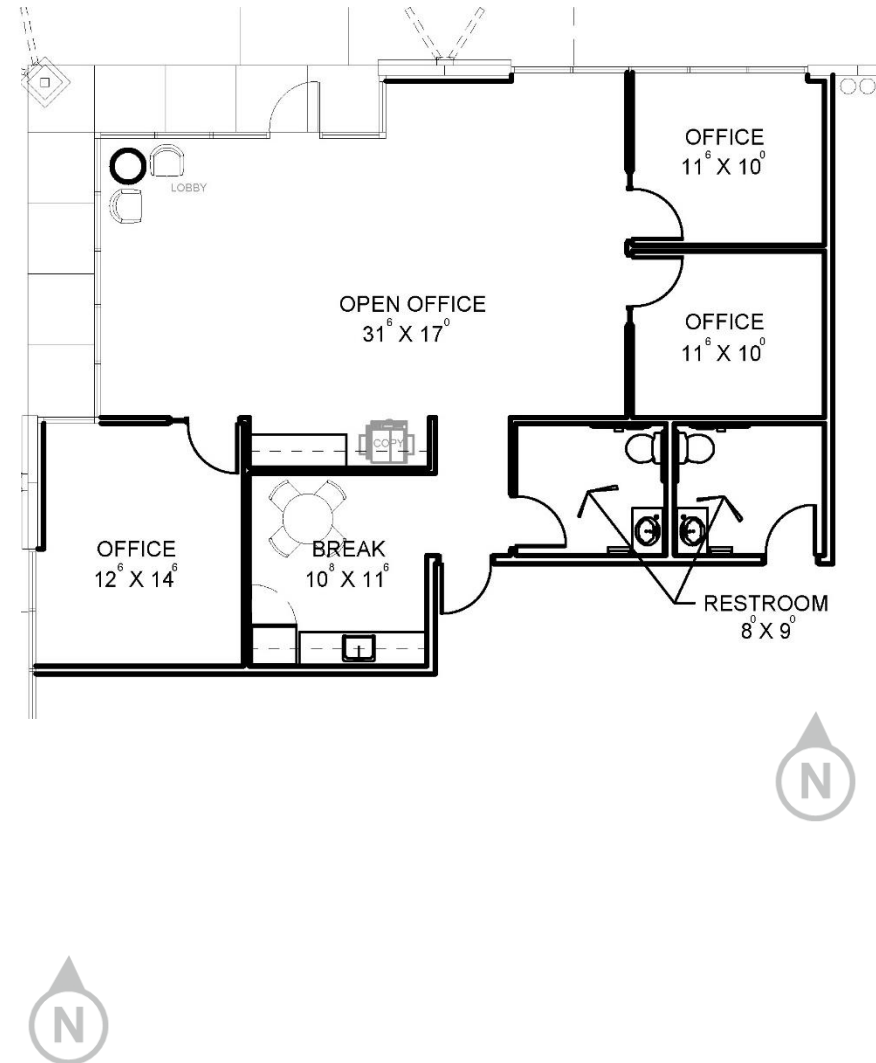
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10/27/2024

Site Plan



Spec Office Floorplan







PICOR

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**Representative Photo - Not Subject Property*



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