

## INDUSTRIAL WAREHOUSE/OFFICE



FOR SALE

# 1,697 SF OF INDUSTRIAL WAREHOUSE/OFFICE

## SALE PRICE: \$325,000

### Key Features

- 13 min drive to Tucson International Airport
- 1 mile drive to Aviation Pkwy
- 1.8 mile drive to I-10 freeway
- 10 min drive to University of Arizona

### Property Details

Loading	10' w x 10' h roll up door
Power	3-Phase, 600amps 208v
Zoning	CI-2 (Heavy Industrial)
HVAC	100% HVAC (warehouse HVAC unit installed in 2024)
Upgrades	Recently installed electrical upgrades (2024)
Security Equip.	Remote operated (electric) rollup security shutter protects front entrance glass door & windows
Land	0.18 AC
Sewer	City
County	Pima County
Yard	Adjacent fenced yard

## Aerial

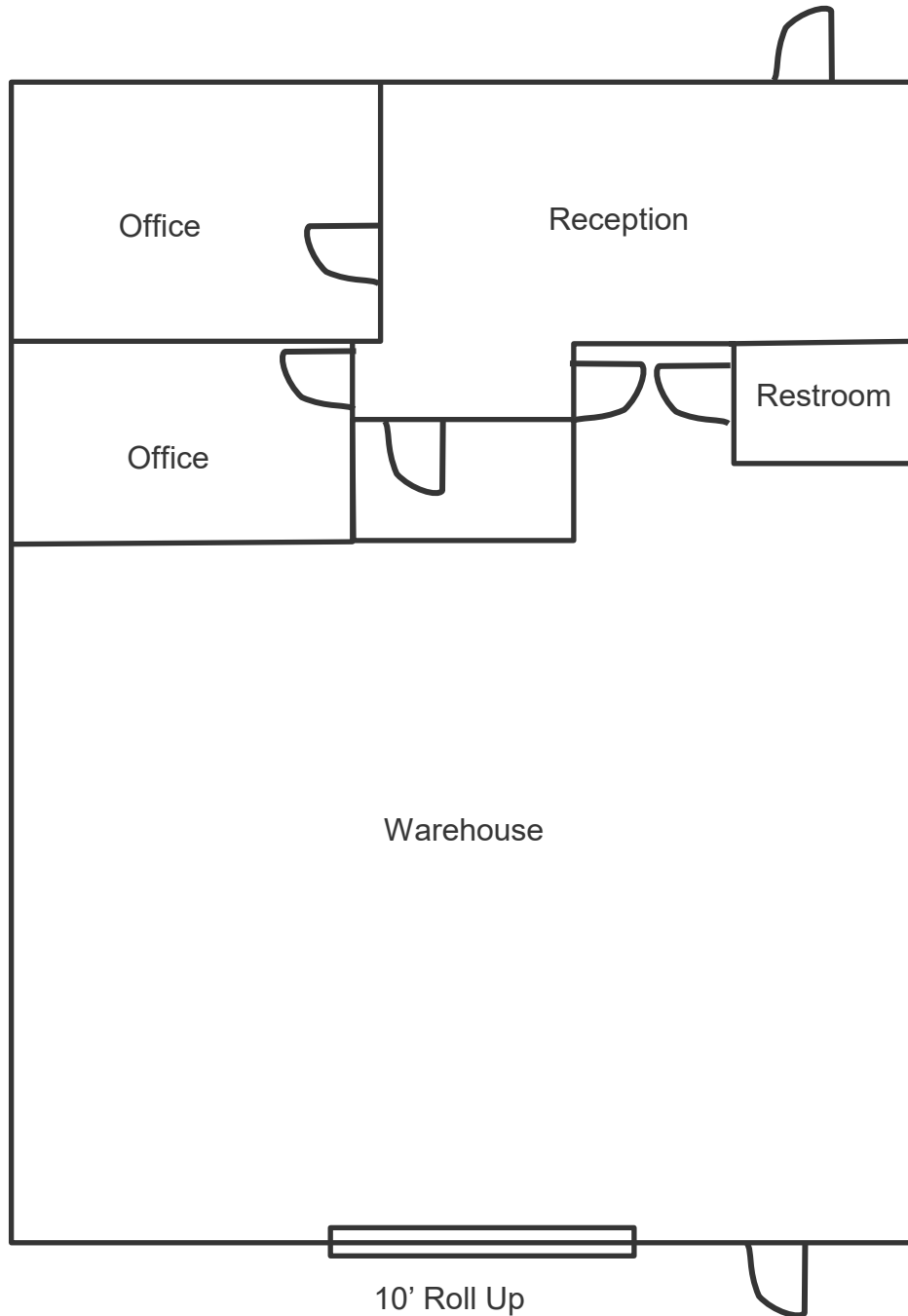


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## Floor Plan

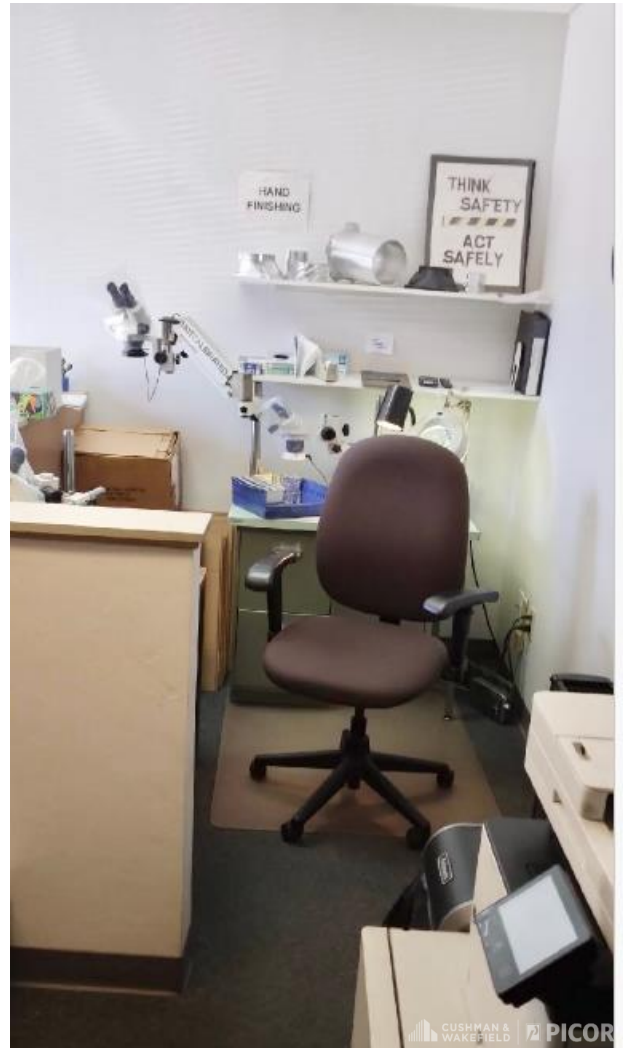


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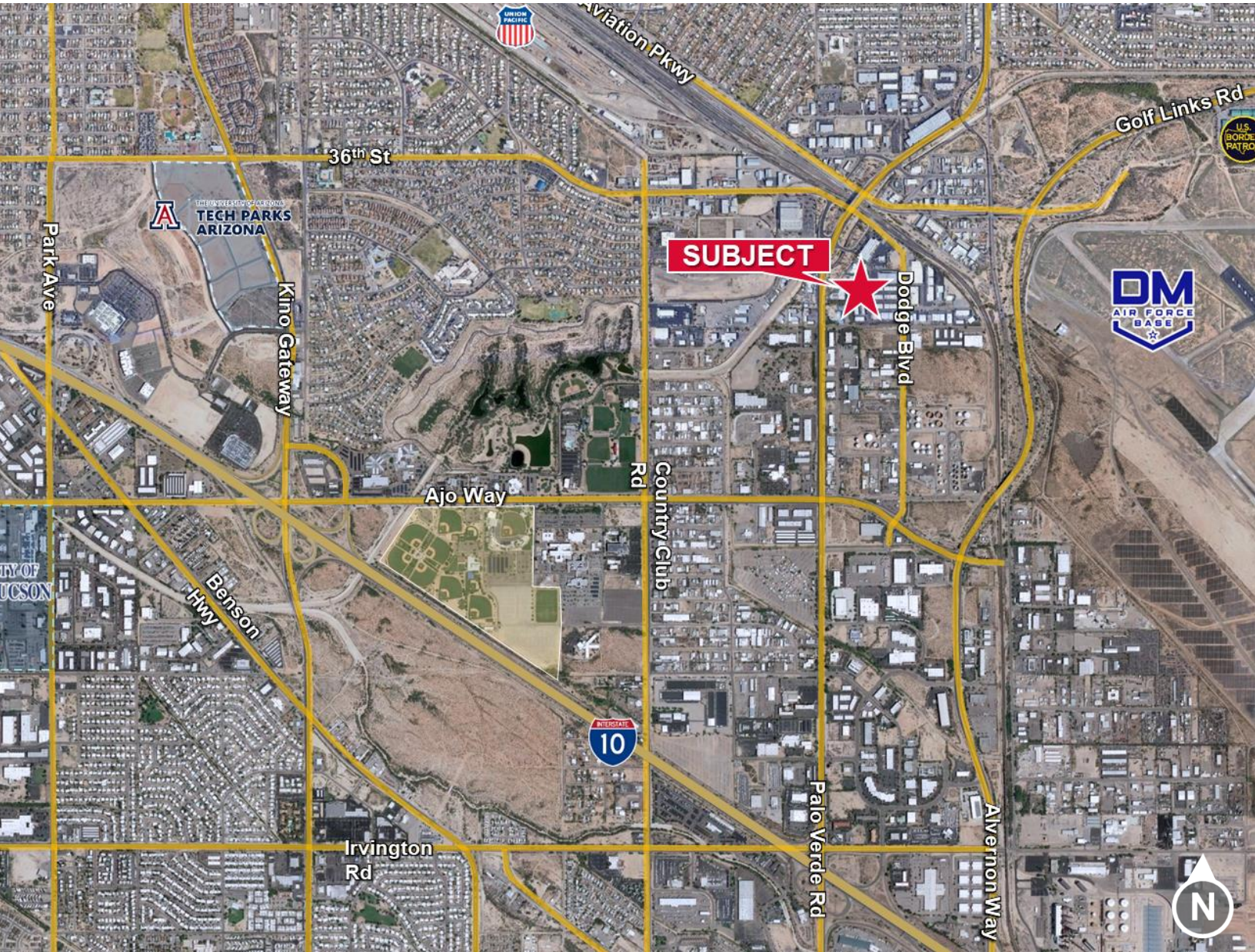








## Trade Map



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## 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



**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

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