

FOR LEASE

6900 S Park Ave

Tucson | AZ

Ideally Located Warehouse in Tucson's Airport Submarket



PROPERTY CONTACTS

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INDUSTRIAL PROPERTY GROUP

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LEASE AVAILABILITY

LEASE RATE \$0.75/SF per month MG

LEASE TYPE MG – Modified Gross

RENTABLE SQUARE FEET ±23,500 SF

PROPERTY SPECIFICATIONS

PROPERTY AREA Available: ±23,500 SF
Total Building: ±37,326 SF

ZONING I-2 (Heavy Industrial – City of Tucson)

CLEAR HEIGHT

- 14' in center
- 10' on sides

LOADING 1 Grade Level Door (8' x 10')

HEATING/COOLING Office - HVAC
Warehouse - Evaporative

CONSTRUCTION Masonry Exterior, Steel Frame
Structure, Standing seam metal roof

POWER

- 300 Amps, 277/480V, 3-phase
- 1000 Amps, 120/208V, 3-phase
- 250 Amps, 120/208V, 3-phase

PARKING 30 Spaces (Shared)

COMMON AREA Shared common area restrooms and
hallway



PROPERTY HIGHLIGHTS

- ◇ Large wide open floor plan allows for flexibility and many uses
- ◇ Perfect space for manufacturing, repair, operations, warehousing, and aviation-related businesses
- ◇ Located in the Tucson Airport Submarket, one of Tucson's most desirable and top-performing industrial trade areas
- ◇ Directly adjacent just to the West of Tucson International Airport
- ◇ Ideally situated just 4 miles from the I-10 and 3 miles from the I-19 with direct routes to Phoenix and the US-Mexico border
- ◇ Masonry and steel metal construction



*Docks displayed not included in available area for lease



TUCSON

amazon

AIR NATIONAL GUARD

TUCSON
INTERNATIONAL AIRPORT

Ascent
Aviation Services

6900 S Park Ave

EAST VALENCIA RD

SOUTH NOGALES HWY



PHOENIX
100 Miles North

TUCSON

US-MEXICO BORDER
60 Miles South

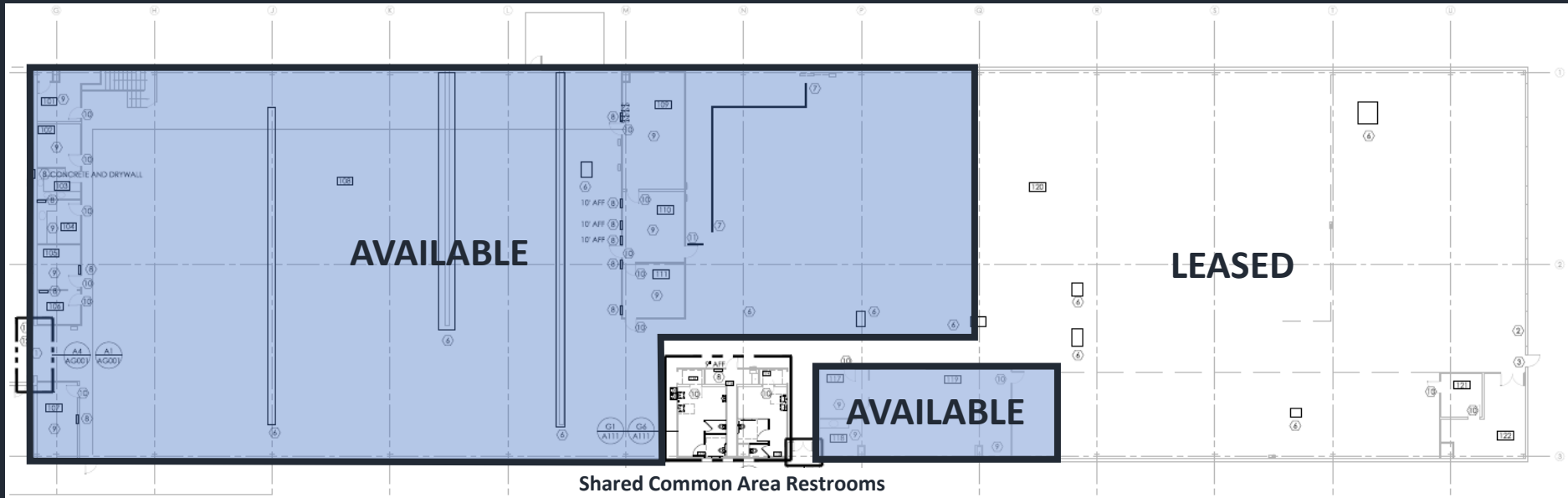
6900 S Park Ave

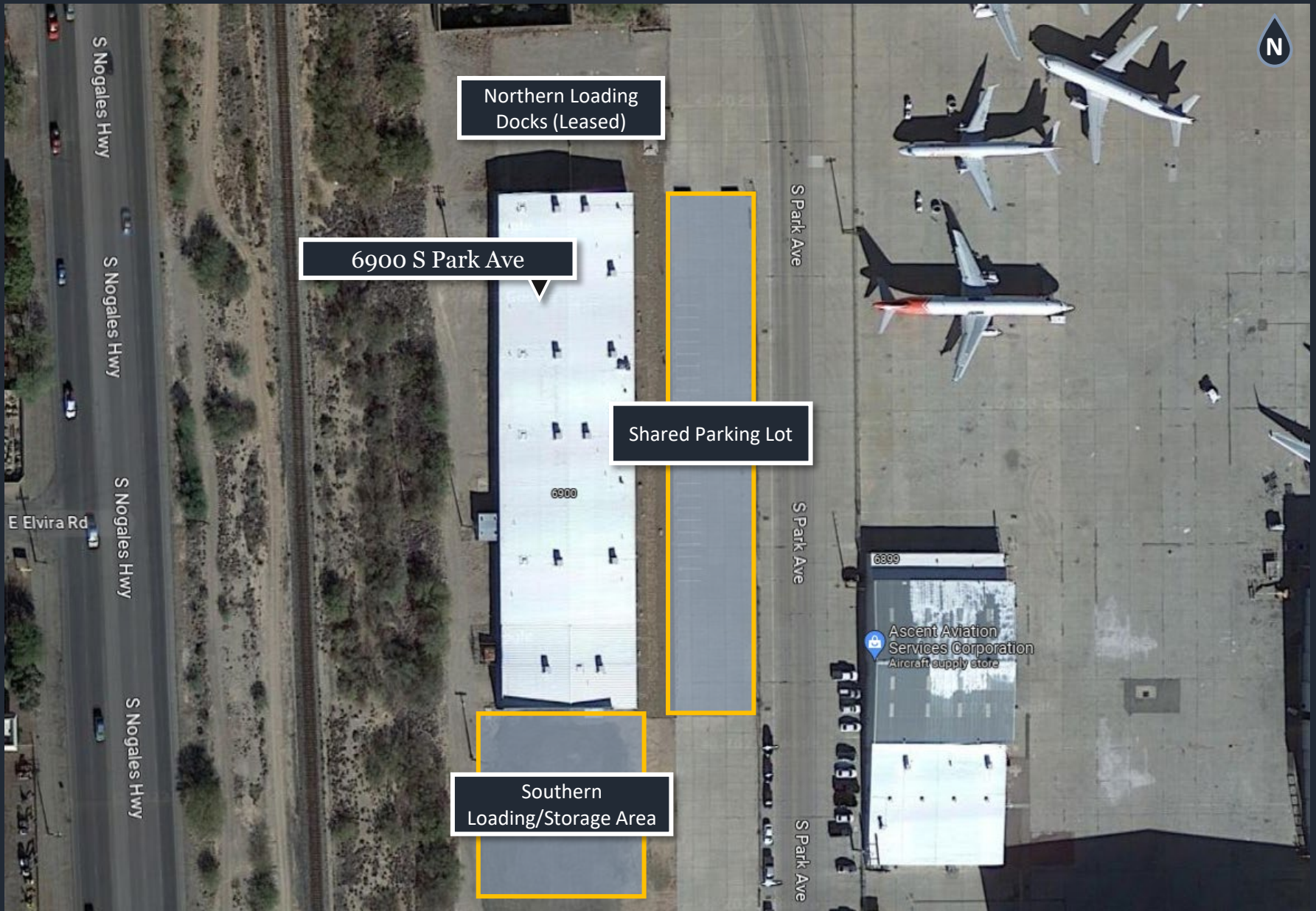


***Leasable area includes area up to the fence shown. Can be demised.**



AVAILABLE SQUARE FEET: ±23,500 SF





TUCSON AIRPORT SUBMARKET INDUSTRIAL TRADE MAP



TOP AREA EMPLOYERS

- Raytheon Missile Systems
- Bombardier Aerospace
- Amazon | FedEx | Intuit
- Empire CAT | Pepsi
- Chamberlain Group
- Old Dominion Freight
- Hexagon Mining
- Imperial Brown | HomeGoods
- Tucson International Airport
- CAID Industries

SOUTHERN TUCSON AERIAL TRADE MAP



6900 S Park Ave

TUCSON AIRPORT SUBMARKET

The Tucson Airport Submarket is one of Tucson's most desirable industrial trade regions with ideal proximity to nearly every primary logistics hub and trade route in the Greater Tucson Metro. With over **10 million square feet** of industrial space, the airport submarket is home to some of the largest employers in Southern AZ, including Raytheon Missile Systems, FedEx, HomeGoods, and Amazon, among many others.

The area benefits from direct access to both the **I-10 and I-19** highways which provide uninterrupted routes to Phoenix (100 miles Northwest) and the US-Mexico border (60 miles South). Additionally, the Sonoran Corridor project is currently under construction and will allow for an east-west running highway to connect the two major interstates. Once complete within a few years, the Sonoran Corridor will offer local drivers an expeditious southern route to transport goods to Mexico as well as southern access to the airport and businesses located south of the City of Tucson.

The Southern AZ Aerospace & Defense Industry is made up of over **25,000 employees** across more than **200+ companies**. The Tucson Airport Submarket contains the **fifth highest** concentration of Aerospace and Defense employees in the entire nation, making it an ideal location for A&D and Aviation businesses, as well as a variety of other industrial users and enterprises.



10+ Million Square Feet of Industrial Space



100 Miles to Phoenix to the North



60 Miles to US-Mexico Border to the South



5th Highest Concentration of A&D workers in US



The **Tucson International Airport (TUS)** is the second largest airport in Arizona, serving as a central hub for both leisure and business travel alike. TUS provides over **21** nonstop destinations, as well as **310+** additional cities that can be reached via a one-stop connection.



2nd Largest Airport in AZ



21+ Nonstop Destinations



310+ One-Stop Connections

TUCSON

At a Glance



 **1.058M**
TUCSON MSA
POPULATION

 **434,692**
TOTAL HOUSEHOLDS

 **25%**
EDUCATION-
SOME COLLEGE

 **1.0%**
POPULATION
GROWTH RATE

 **\$59,391**
MEDIAN HOUSEHOLD
INCOME

 **3.3%**
UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 11/28/22

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.com

RECENT 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, 2022

- #5 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #29 NURSING
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #108 BEST GLOBAL UNIVERSITY

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



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