



## 7,000-37,100± Square Feet

### Property Highlights

- Located in the Tucson International Business Center, a master planned industrial park
- Near Tucson International Airport
- Easy access to I-10 and I-19 via Valencia and Palo Verde Roads
- Highly improved space
- 13 - Class 100000 (Class 10000 capable) clean rooms
- High tech manufacturing and laboratory
- Engineering, clerical, managerial and conference spaces
- 2 walk in freezers
- Ideal for R&D/lab space
- Server room with temperature and dry fire suppression system
- Divisible

### Property Details

Ceiling Height	20'
Loading	Grade Level
Power	277/480 Volt, 3 Phase
HVAC	100% AC
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt - Up
Year Built	2006 – Improved in 2016
Parking	240 Shared Spaces For Entire Project

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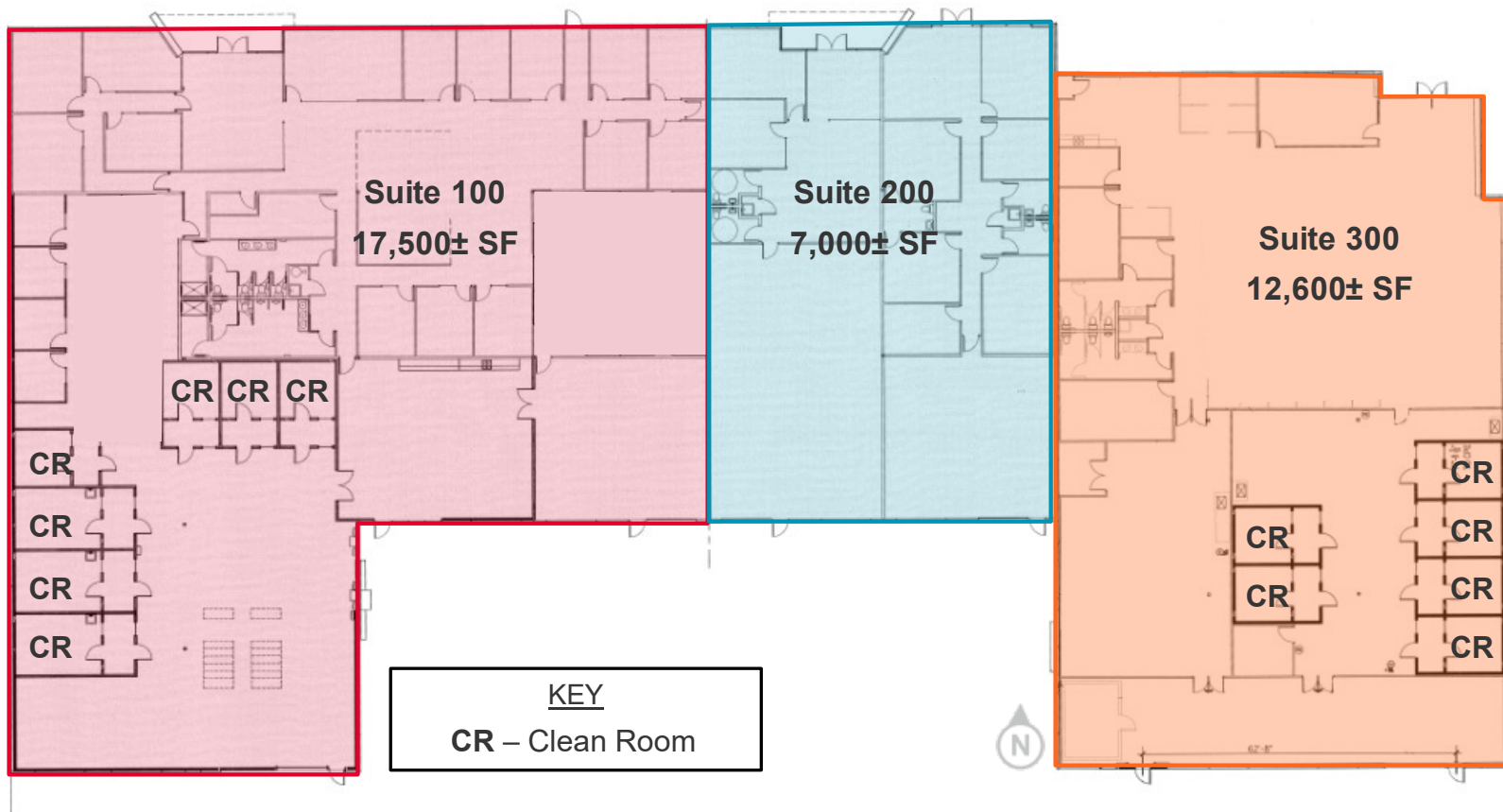
*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

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7/31/2023

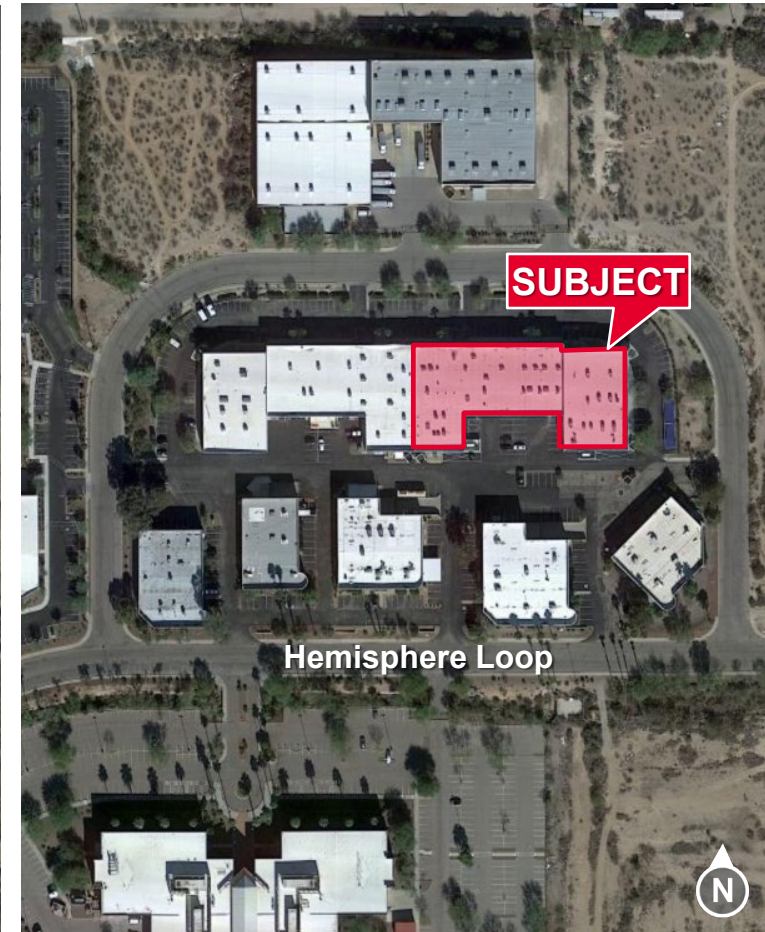
## Floor Plan

Suite	Size	Price / SF	Loading	Min. Term
100	17,500	95¢ / SF	3 OH Doors	5 years
200	7,000	95¢ / SF	2 OH Doors	5 years
300	12,600	90¢ / SF	2 OH Doors	5 years
<b>Total</b>	<b>37,100</b>	<b>89¢ / SF</b>	<b>7 OH Doors</b>	<b>5 years</b>



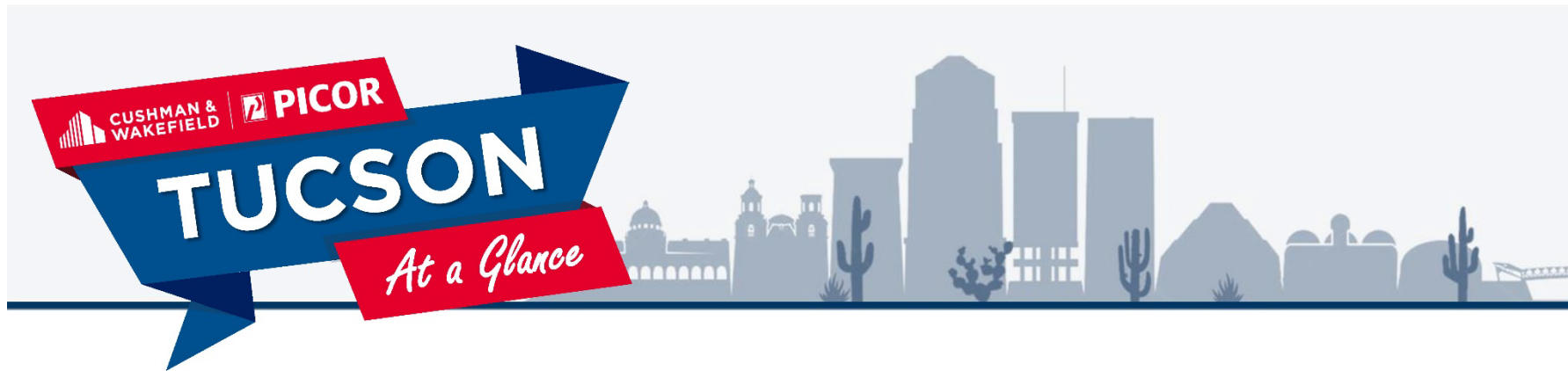
Site Plan

Aerial



Employment Map





**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](http://www.arizona.edu), [suncorridorinc.com](http://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, 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