

WAREHOUSE / DISTRIBUTION


51,209 SF Warehouse/Distribution Center

Lease Rate: \$0.75/SF, NNN

Property Highlights

- High cube distribution warehouse with excess outdoor secured storage
- Quality tilt concrete construction, mature landscaping, and visually appealing client facing front office
- Central location affords unrivaled distribution opportunities while maintaining proximity to I-10
- Industrial zoning allows for a broad array of acceptable uses
- Detached 5 bay maintenance facility

Property Details

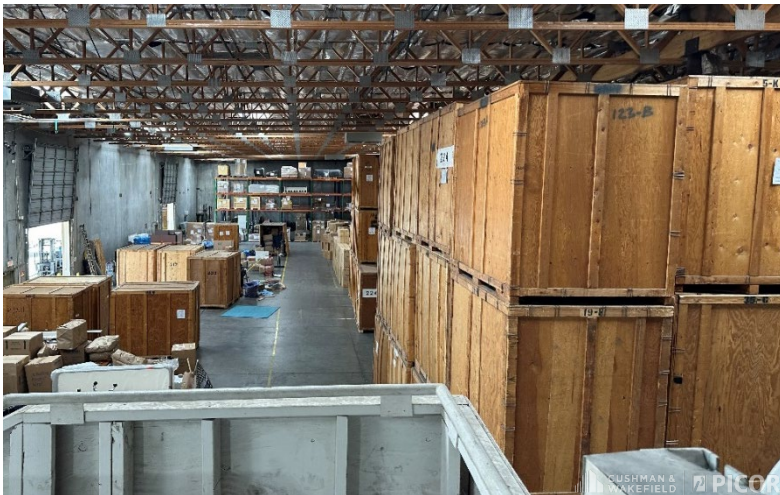
Available	Warehouse: 39,371 SF Shop (5 bay vehicle maintenance building): 6,912 SF Office: 4,926 SF Total: 51,209 SF
2022 Real Estate Taxes	\$53,158.26
Clear Height	26' clear height minimum
Year Built	1989
Lot Size	5.85 acres
Power	1000 amps of 240V 3 Phase in Main Building 225 amps 3 Phase in Shop Building
Construction	Tilt concrete construction
Loading	10 dock positions, 3 with pit levelers – 3 - 14' x 12' doors 2 drive in doors – 20' x 14' and 14' x 14' Shop building has 4 drive through bays with 14' x 14' doors
Parking	±50 passenger cars parking spots and ±34 trailer parking spots (room to expand)
Zoning	CI-1 & CI-2 zoning

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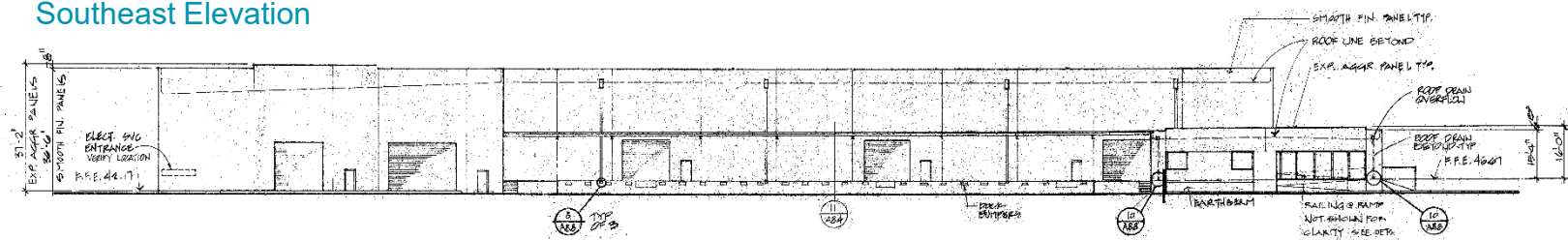
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Floor Plan



Southeast Elevation



Employment Map



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2/12/2024


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.com

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2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

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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