CUSHMAN & PICOR

FOR LEASE 6978 & 7000 E. Century Park Dr.

Tucson, Arizona 85756



180,000 SF of Industrial Space Lease Rate: \$0.52 PSF/Mo, NNN



Jesse Blum, SIOR **Principal, Industrial Properties** +1 520 546 2772 jblum@picor.com

Robert Tardy Managing Director, Multi Markets 404 853 5293 bob.tardy@cushwake.com

PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

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conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 2/18/2025

Property Highlights

Property Details Warehouse SF

Parcel / Lot Size

Delivery Date Clear Height

Office SF

Lighting

Loading

Sprinkler Construction

Year Built

Zoning

Parking

Building Size

Hvac

• Intermodal Industrial Park (Rail • 6.5 miles to Tucson Intl Airport Capability) • 1.7 miles to I-10

±177.000

±7.5 Acres Q4 2024

LED Lighting

42 docks, plus 2 Drive-in Ramps

±50 Employee, ±40 Trailer

±3.000

28'

Evap Wet

Metal

2001

1-1

180,000

- ±70 miles to US-MEX Border
- · Short term lease available

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150,000 SF of Industrial Space Lease Rate: \$0.52 PSF/Mo, NNN



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Property Highlights

- Intermodal Industrial Park (Rail 6.5 miles to Tucson Intl Airport Capability)
- 1.7 miles to I-10
- ±70 miles to US-MEX Border
- · Short term lease available

Property Details	
Warehouse SF	±148,000
Office SF	±2,000
Parcel / Lot Size	±7.5 Acres
Delivery Date	Q4 2024
Clear Height	28'
Lighting	LED Lighting
Loading	15 Docks, 5 Grade Doors, Plus 2 Grade Drive-ins In Back Service Alley
Hvac	Evap
Sprinkler	Wet
Construction	Metal
Year Built	2001
Building Size	180,000
Zoning	I-1
Parking	±50 Employee, ±40 Trailer

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Employment Map



For more information, please contact:

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PICOR Commercial Real Estate Services

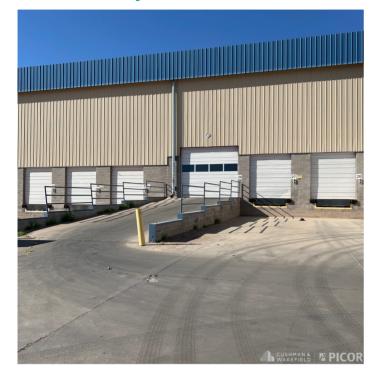
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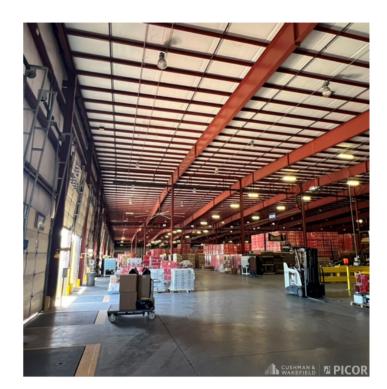
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6978 E Century Park Dr Photos









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Aerial



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