



6978 E CENTURY PARK DR

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

Property Highlights

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



Property Details

Warehouse SF	±177,000
Office SF	±3,000
Parcel / Lot Size	±7.5 Acres
Delivery Date	Q4 2024
Clear Height	28'
Lighting	LED Lighting
Loading	42 docks, plus 2 Drive-in Ramps
Hvac	Evap
Sprinkler	Wet
Construction	Metal
Year Built	2001
Building Size	180,000
Zoning	I-1
Parking	±50 Employee, ±40 Trailer

José D. Dabdoub
Industrial Properties
+1 520 546 2739
jdabdoub@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



7000 E CENTURY PARK DR

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

Property Highlights

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



José D. Dabdoub
Industrial Properties
+1 520 546 2739
jdabdoub@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

Employment Map



For more information, please contact:

José D. Dabdoub
Industrial Properties
+1 520 546 2739
jdabdoub@picor.com

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

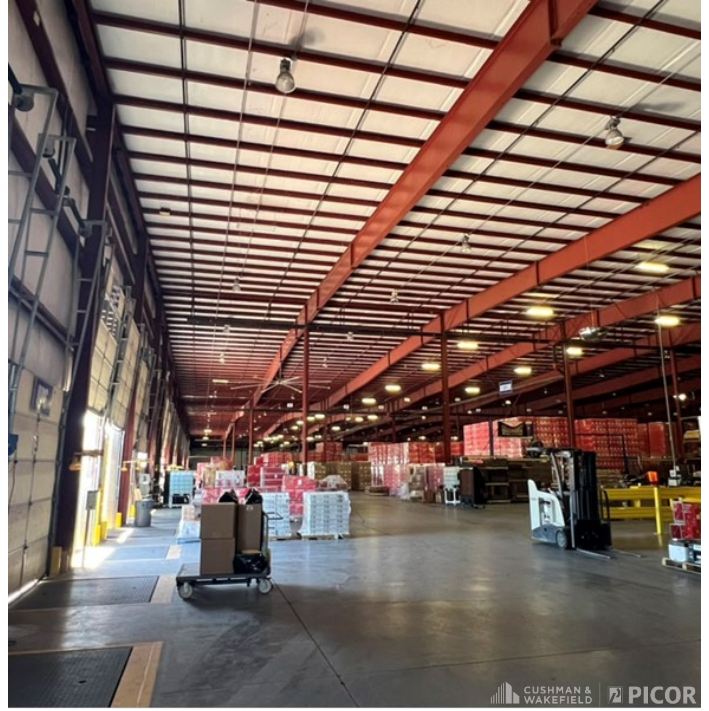
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other 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. 6/20/2024

7000 E Century Park Dr



6978 E Century Park Dr Photos



7000 E Century Park Dr Photos



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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other 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.

6/20/2024

Aerial



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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other 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.

6/20/2024