



WAREHOUSE OR MANUFACTURING

58,127 SF
Lease Rate: \$52,315 (90¢ / SF) per Month, NNN
Space Will Be Retrofitted To Warehouse Or Manufacturing

Property Highlights

- Open floor plan
- Converting to warehouse/manufacturing
- Heavy power- 277/480 volt, 3 phase
- Near Tucson International Airport & related amenities
- Attractive building – Quality tilt-up construction
- Large yard

Property Description

This quality industrial building was built for manufacturing or distribution, then converted to a call center with the added parking. It is being converted back to warehouse / manufacturing. The building has heavy power, and loading will be added in the rear court. Excellent clear height and power entrance exist

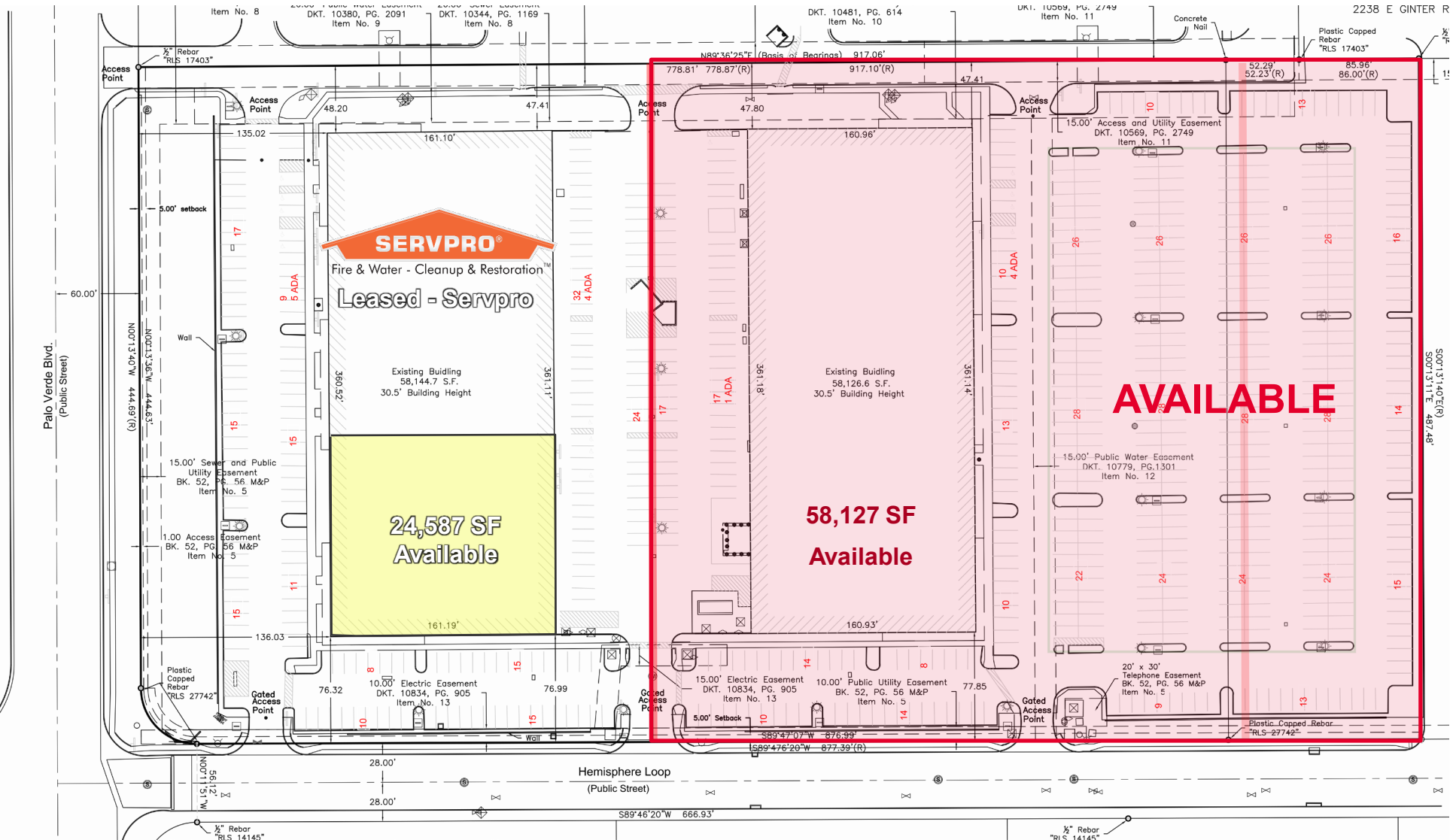
Property Details

Available SF	58,127 SF
Parking	300 (can be converted to outside storage)
Ceiling Height	24'
Loading	Dock and grade to be provided six-12 X 10, one-12 X 12, and one – 12 X 14 openings for loading doors
Power	277/480 volt, 3 phase
HVAC	Five-50-ton, roof mounted units
Sprinkler	Ordinary hazard
Construction	Concrete tilt-up
Year Built	1999
Lot Size	6.48 acres (282,120 sq. ft.) 20.6% site coverage
Zoning	I-1 (light Industrial)
Property Taxes	\$89,528 (2023)

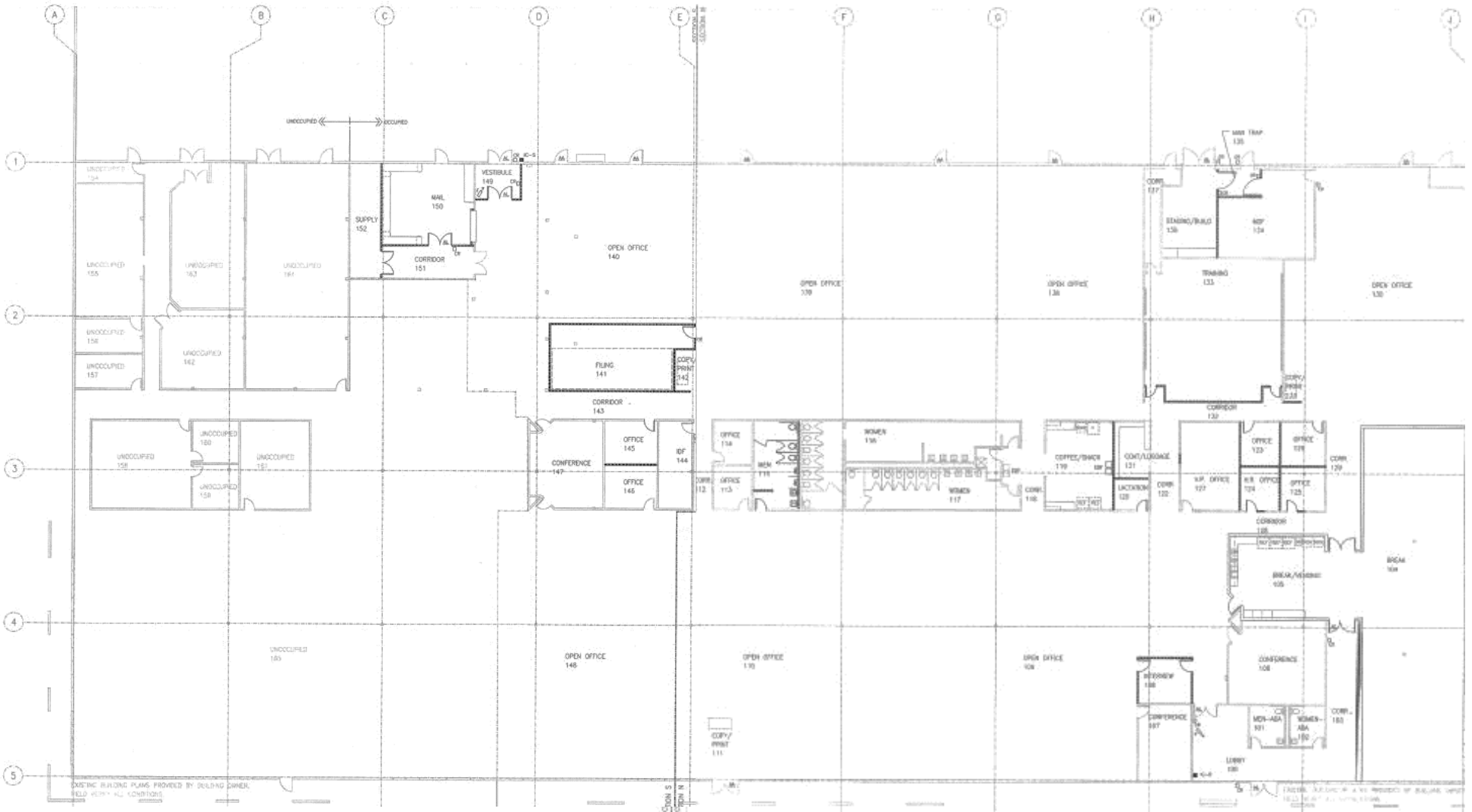
Stephen D. Cohen
 Principal, Industrial Properties
 +1 520 546 2750
scohen@picor.com

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

Site Plan



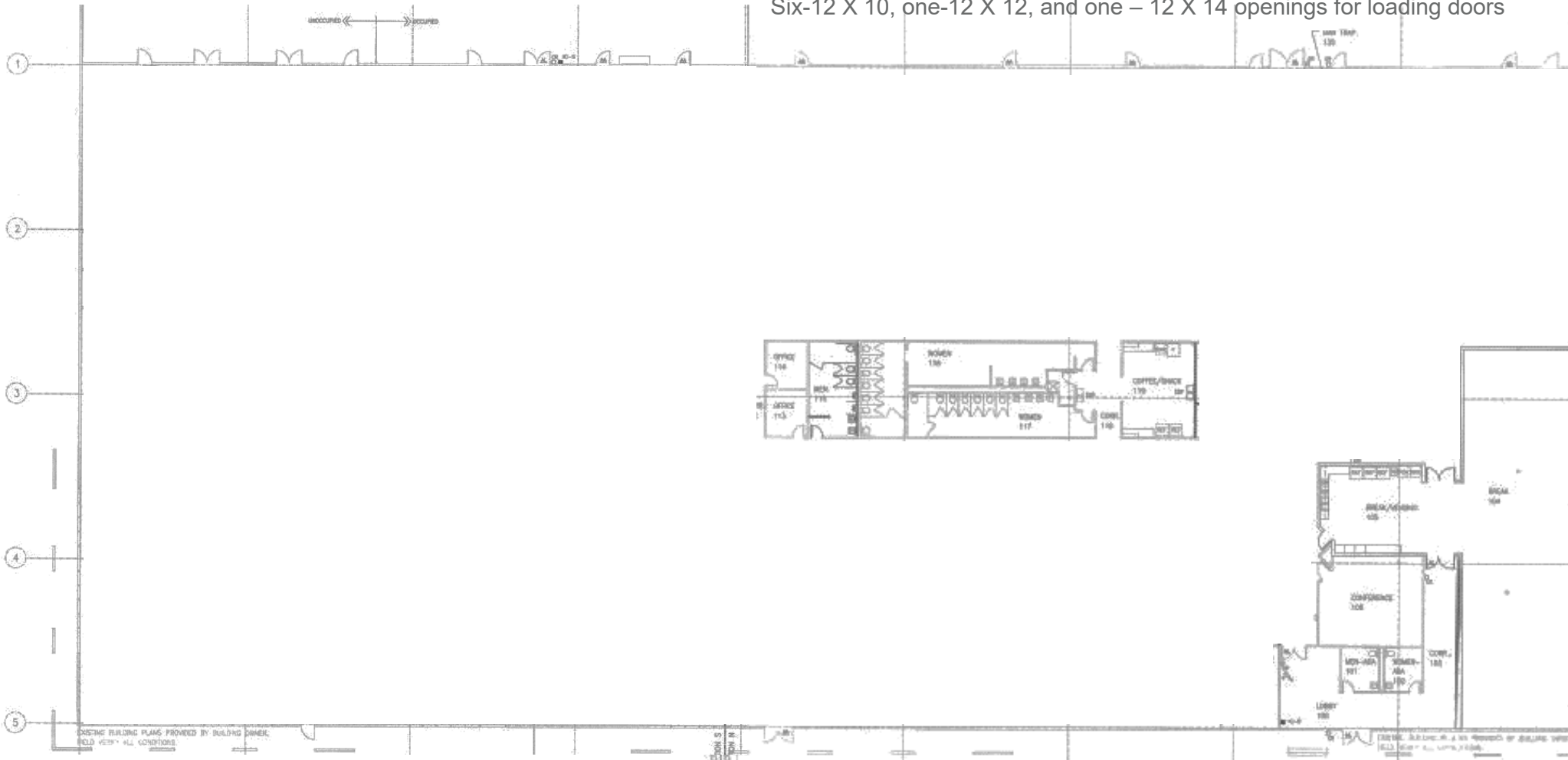
Existing Floor Plan



Potential Remodeled Floor Plan

Loading Doors and Docks

Six-12 X 10, one-12 X 12, and one - 12 X 14 openings for loading doors



FOR LEASE

6223 S. Palo Verde Road

Tucson, Arizona 85706

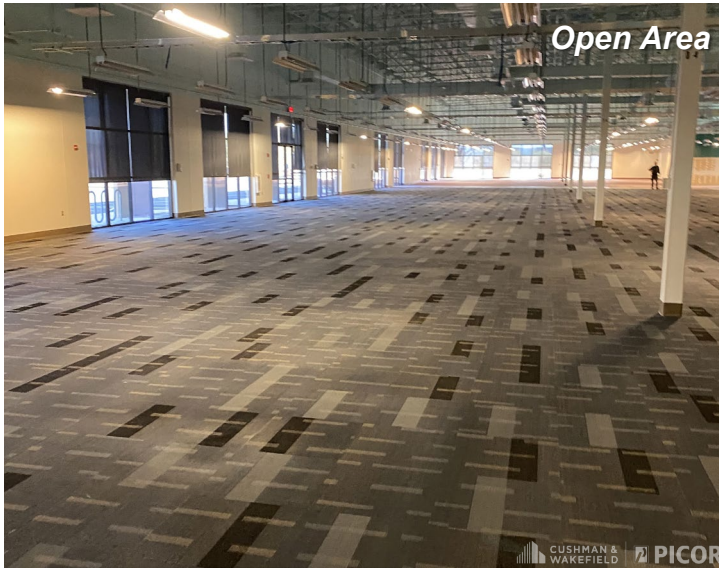
Aerial



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.

Property Photos



Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

FOR LEASE

6223 S. Palo Verde Road

Tucson, Arizona 85706

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.

CUSHMAN & WAKEFIELD | PICOR

TUCSON

At a Glance



 **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

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