

**FOR LEASE**

# 29,682 SF AVAILABLE

## LEASE RATE: \$26,714 (\$0.90 / SF) PER MONTH, NNN

**Key Features**

- Open floor plan
- Converted 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 has been converted back to warehouse / manufacturing. The building has heavy power, and loading was added in the rear court. Excellent clear height and power entrance exist

**Property Details**

Building Size	58,127 SF
Available SF	29,682 SF
Parking	150 (can be converted to outside storage)
Ceiling Height	24'
Loading	Dock and grade - four-12 X 10 openings for loading doors, 2 truck wells
Power	277/480 volt, 3 phase
HVAC	Two-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	\$108,531.96 (\$1.86/SF) (2024)

## Site Plan



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## Remodeled Floor Plan

Loading Doors and Docks  
Four-12 X 10, two truck wells



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## Aerial



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## Property Photos



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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**484,397**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.75%**  
POPULATION  
GROWTH RATE



**\$64,323**  
MEDIAN HOUSEHOLD  
INCOME



**3.2%**  
UNEMPLOYMENT  
RATE



**53,187**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA - 8,580

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 08/01/2024

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