



OFFERING MEMORANDUM

Single Tenant NNN Sale
3601 E Britannia Dr
Tucson, Arizona 85706



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DISCLAIMER

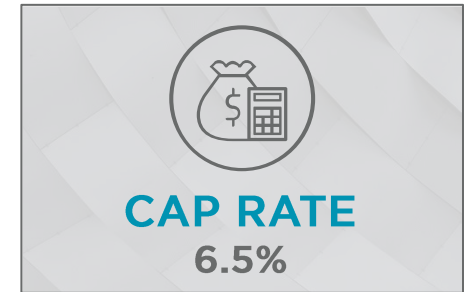
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FINANCIAL HIGHLIGHTS

3601 E BRITANNIA DR
TUCSON, ARIZONA



LEASE INFORMATION

TENANT:	NDA
LEASE EXPIRATION:	August 31, 2029
RENT:	\$14.95
LEASE TYPE:	NNN

This high-quality engineering facility is leased to an excellent credit national company. The rent increases by 3% per year during the term.












The building was constructed by Davis Select Advisors for their own occupancy. Parking is 4.8:1000, with some additional adjacent land for sale if needed.

This area is near the Tucson International Airport and Interstates 10 and 19. Almost 25% of the industrial space in Tucson is in this market area, including the newest and highest quality projects here.



PROPERTY INFORMATION

3601 E BRITANNIA DR
TUCSON, ARIZONA

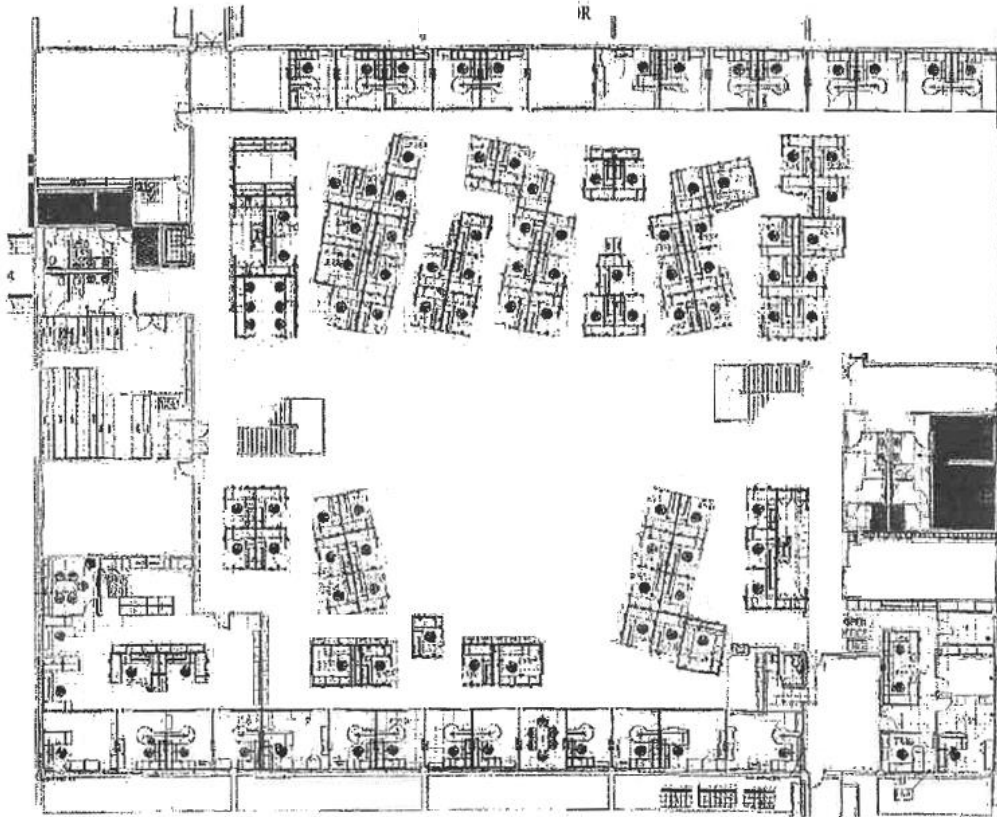
	OFFICE SF	57,600 SF
	CEILING HEIGHT	21'
	HVAC	<ol style="list-style-type: none"> 1. Two York AHUs - estimated 30-tons each based on tonnage of chiller plant 2. One Lennox split systems at 1.5 tons* 3. One Lennox split system at 2 tons* 4. One Mitsubishi mini split system at 1.5 tons* 5. Two Liebert critical room air conditioners for data closets* <p><i>*service data closets</i></p>
	SPRINKLER	Ordinary Hazard
	CONSTRUCTION	Reinforced Concrete
	YEAR BUILT	2008
	BUILDING SIZE	57,600 SF
	LOT SIZE	332,798 SF (7.64 Acres)
	ZONING	I-1
	TAXES	144,891.82 (2023)
	PARKING	276 (7 handicapped) – 4.8:1000



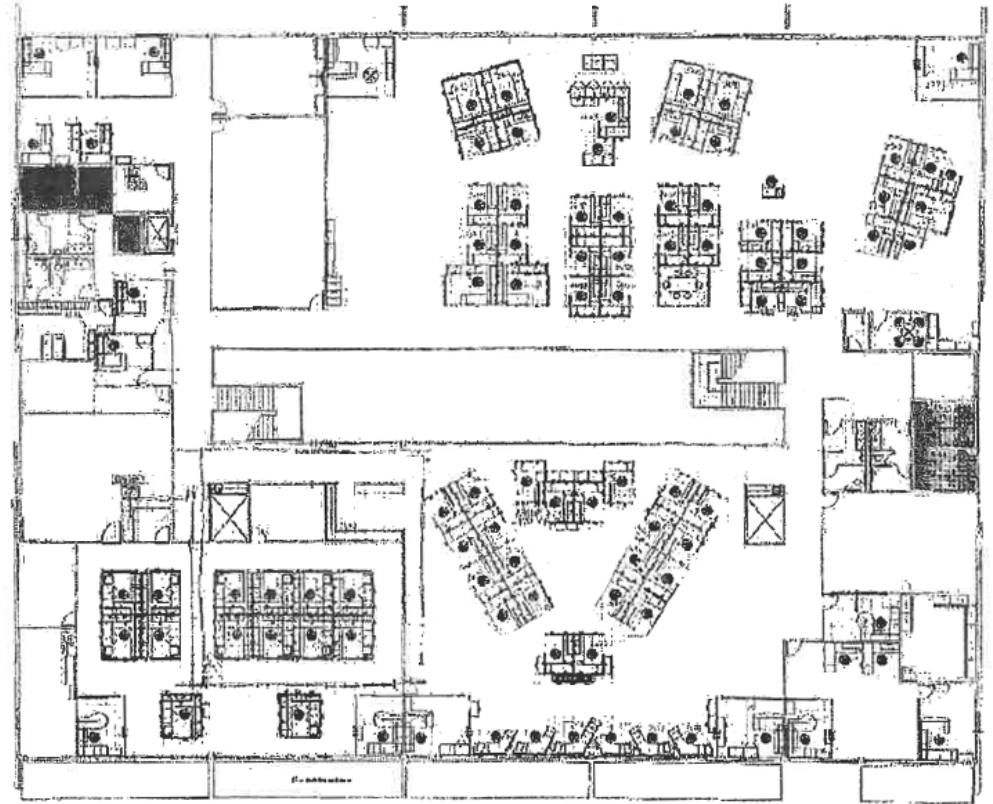
FLOOR PLAN

3601 E BRITANNIA DR
TUCSON, ARIZONA

Ground Floor



2nd Floor

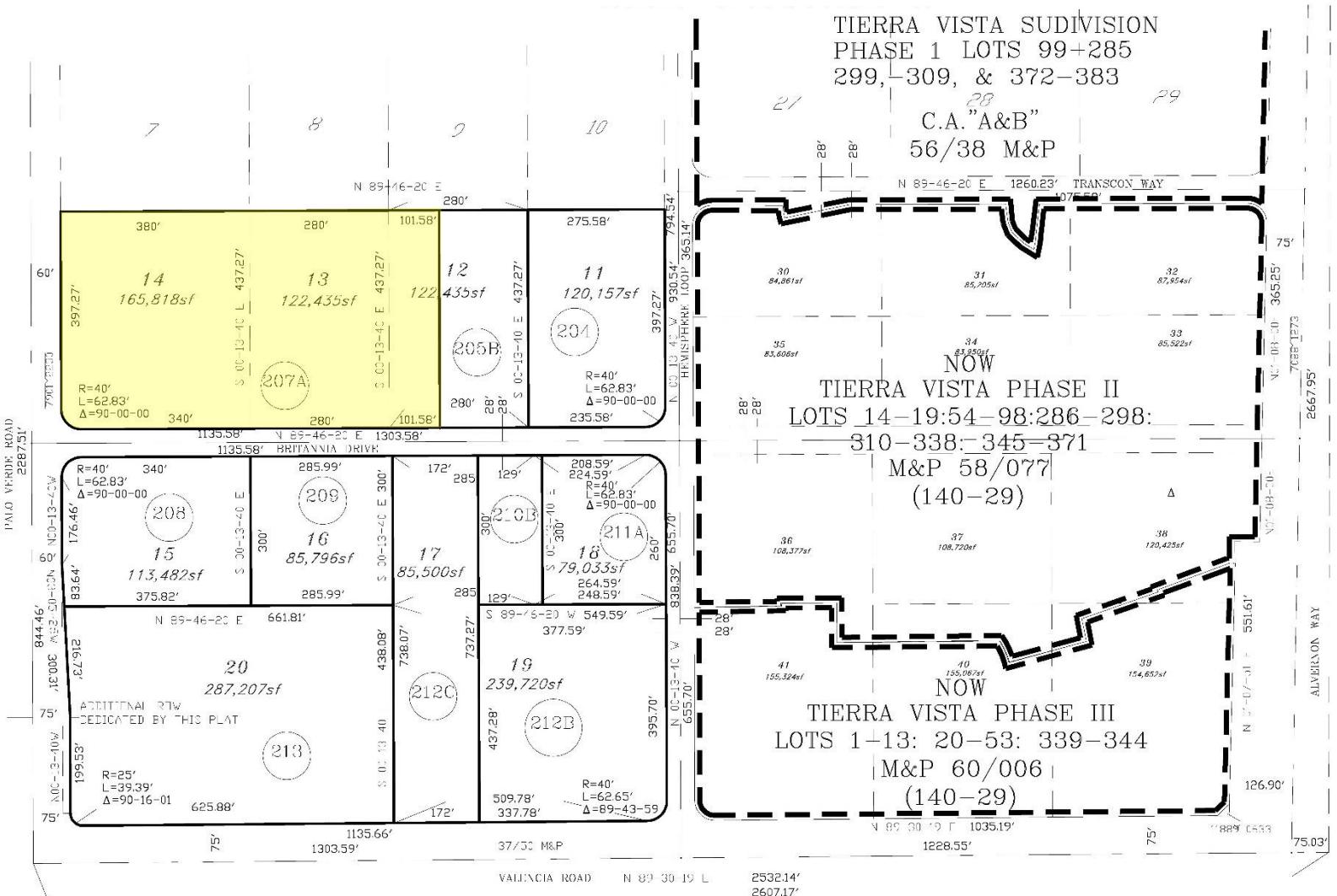


PLAT MAP

3601 E BRITANNIA DR
TUCSON, ARIZONA

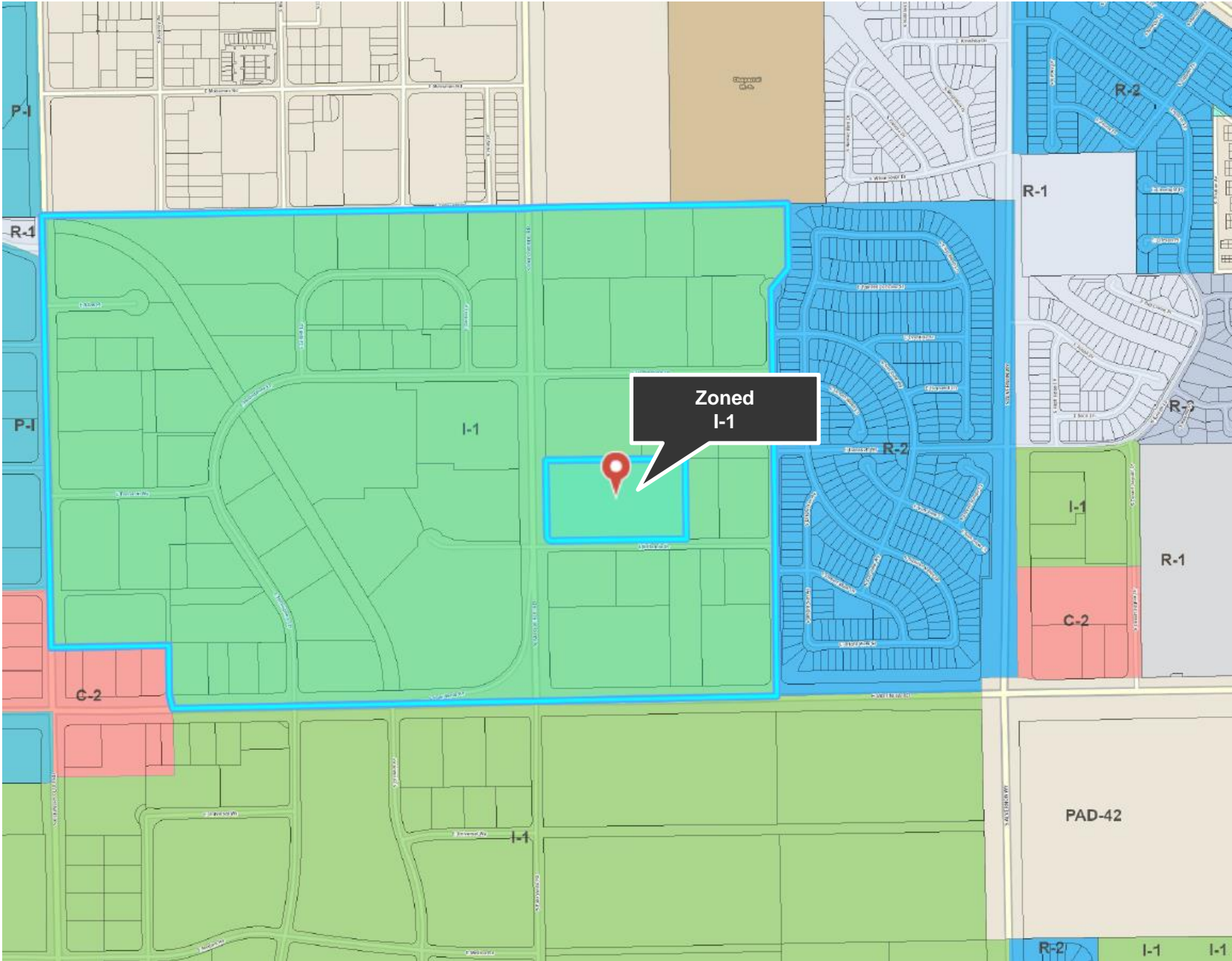
TUCSON INTERNATIONAL
BUSINESS CENTER
BLK 37 PAGE 50 M&P

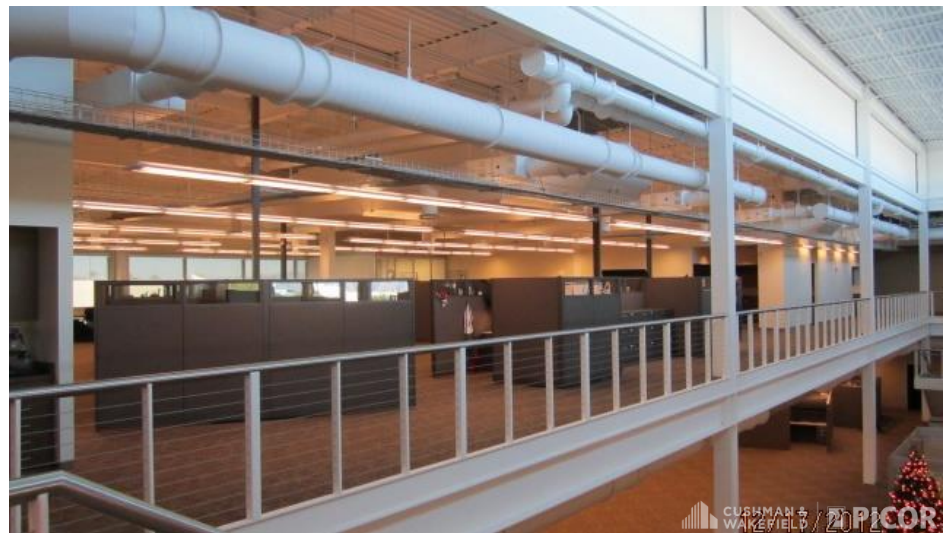
UNSUBDIVIDED



VALLENCIA ALVERNON
COMMERCE CENTER
BLK 17 PAGE 04 M&P







TRADE MAP

3601 E BRITANNIA DR
TUCSON, ARIZONA



TUCSON

At a Glance



1.072M
TUCSON MSA
POPULATION



437,780
TOTAL HOUSEHOLDS



30%
COLLEGE
EDUCATION



1.3%
POPULATION
GROWTH RATE



\$59,215
MEDIAN HOUSEHOLD
INCOME



3.2%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 02/19/24

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
- www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



46,932
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2024

- #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



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