



## OFFERING MEMORANDUM

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







## CONTACT

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# FINANCIAL HIGHLIGHTS

3601 E BRITANNIA DR  
TUCSON, ARIZONA



**PRICE**  
**\$12,675,000**



**YEAR-1 NOI**  
**\$887,040**



**CAP RATE**  
**7.00%**

## LEASE INFORMATION

LEASE EXPIRATION: August 31, 2029

RENT: \$15.40

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.



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# PROPERTY INFORMATION

3601 E BRITANNIA DR  
TUCSON, ARIZONA



## OFFICE SF

57,600 SF



## CEILING HEIGHT

21'



## HVAC

1. Two 75-ton AHUs – New 160-ton Carrier screw chiller, installed July, 2025
2. One Lennox split system 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\*

*\*service data closets*



## 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

\$176,000.39 (2024)



## PARKING

276 (7 handicapped) – 4.8:1000

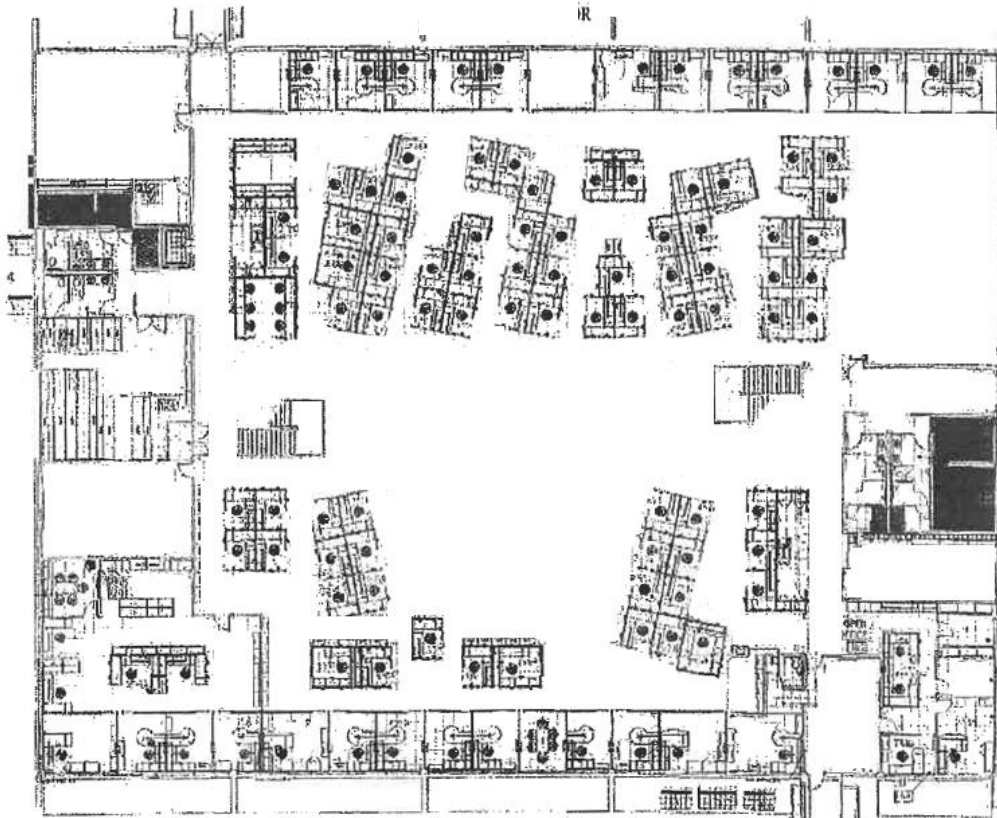




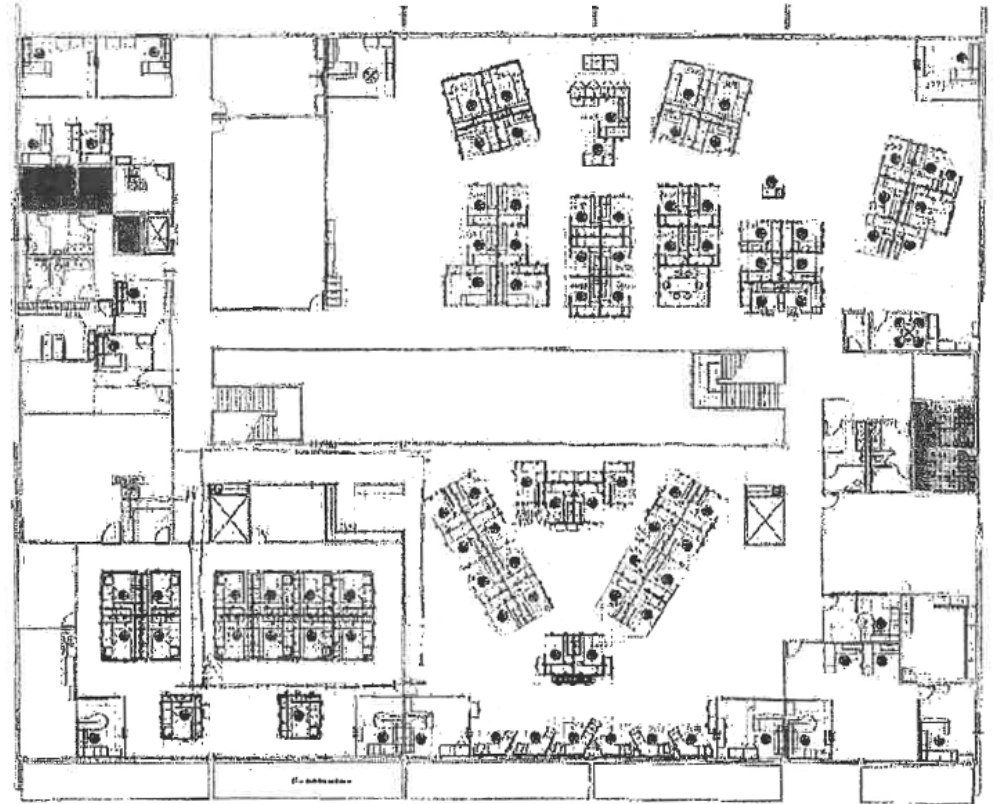
# FLOOR PLAN

3601 E BRITANNIA DR  
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Ground Floor

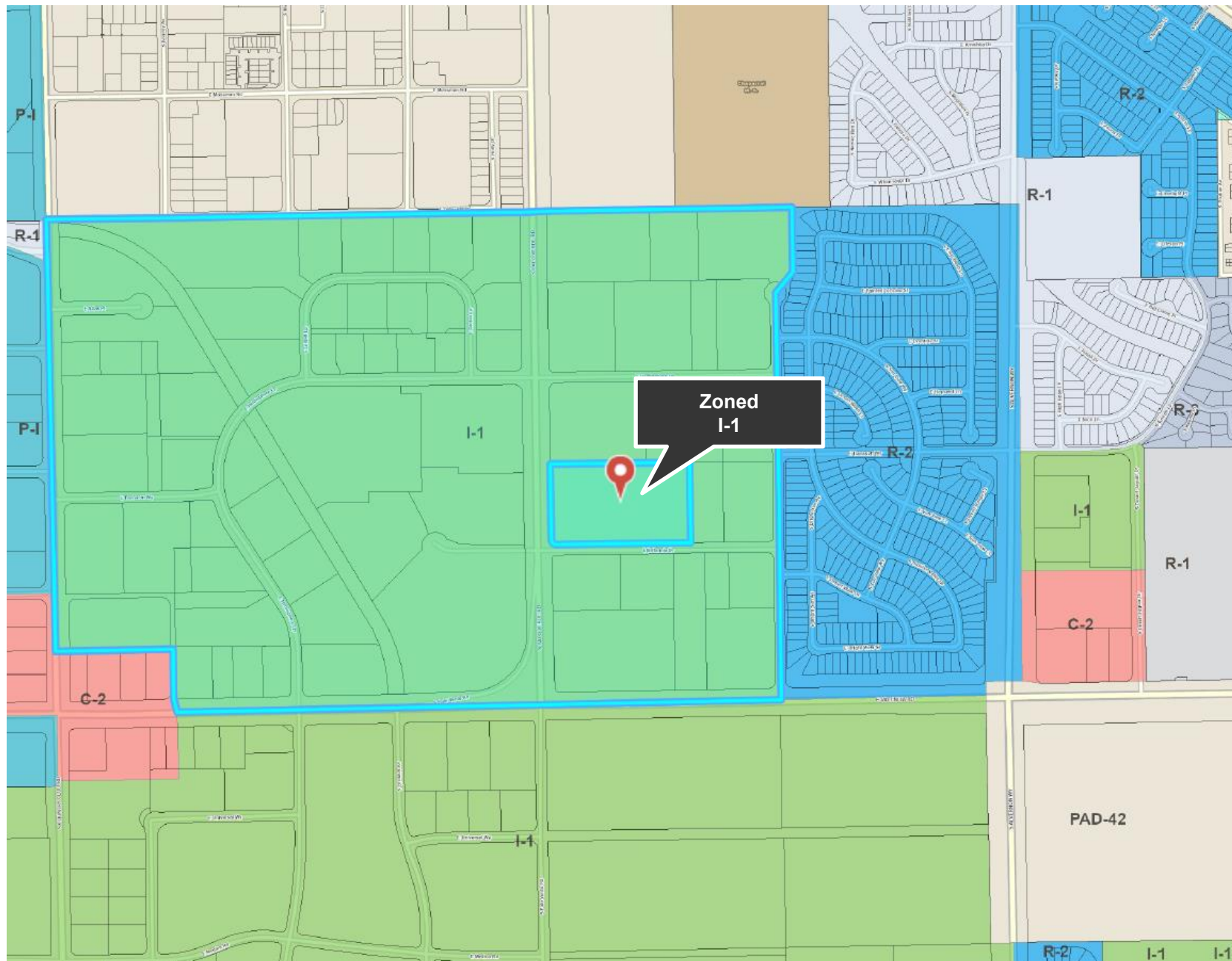


2<sup>nd</sup> Floor

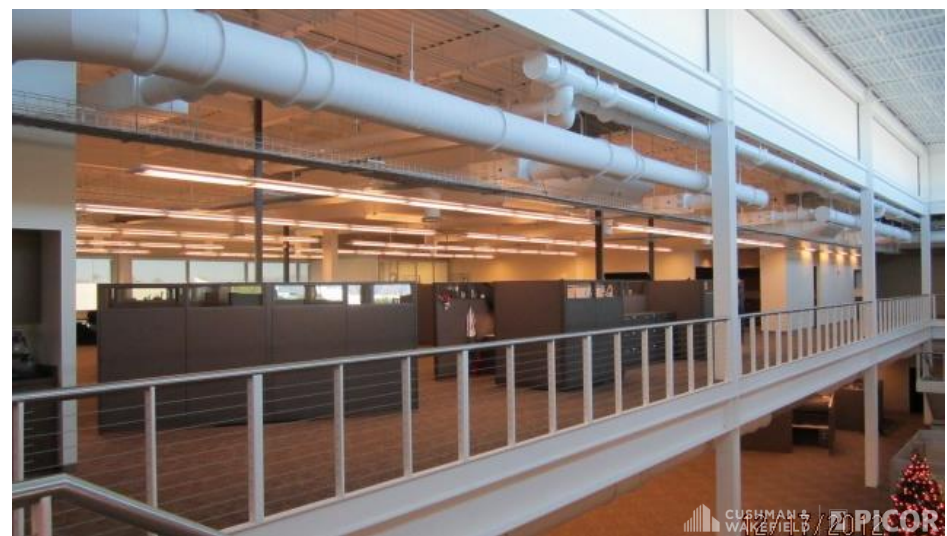


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## TUCSON

*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](http://www.arizona.edu), [suncorridorinc.com](http://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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