

# FOR LEASE OR SALE

## 5120 S. Julian Dr.

Tucson, AZ 85705



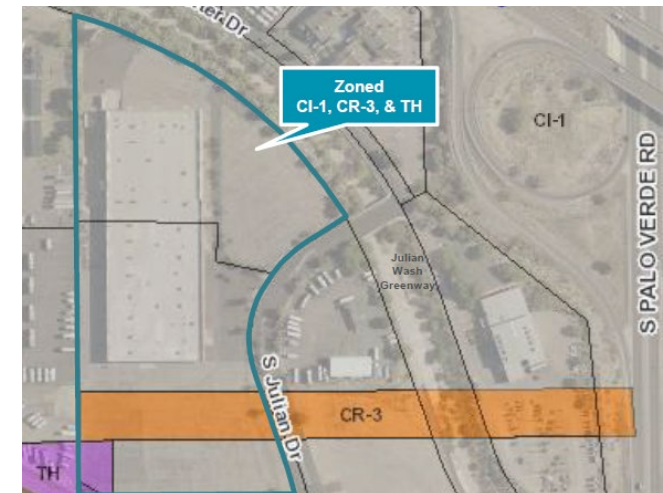
**+/-62,000 – 140,000 SF**  
**Fully Air-Conditioned**  
**Manufacturing Building**  
**Lease Rate: \$0.76/SF NNN**  
**NNN Rate: \$0.20/SF/Mo.**  
**Sale Price: Call Broker**

### Property Highlights:

- Large parking ratio of 6.34/1,000 SF.
- Irreplaceable access to I-10.
- Midtown location, providing exceptional access for distribution needs.
- Loading can be added as needed.
- 3.5 miles to Tucson International Airport.

### Property Details

Available	+/- 140,000 SF Demisable to +/- 62,000 SF and +/-78,000 SF
Office	±6,000 SF
Ceiling Height	17'
Loading	2 Dock, 4 Grade
HVAC	100% AC
Fire Protection	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1984 – 1986
Site Area	12.51 Acres
Assessor Parcel:	140-08-0120, 140-08-0130, 140-08,0140, 140-08-033B
Zoning	CI-1, CR-3, and TH (Pima County)
Access	Visible from Interstate 10 67,242 VPD (2022)
Parking	6:1000



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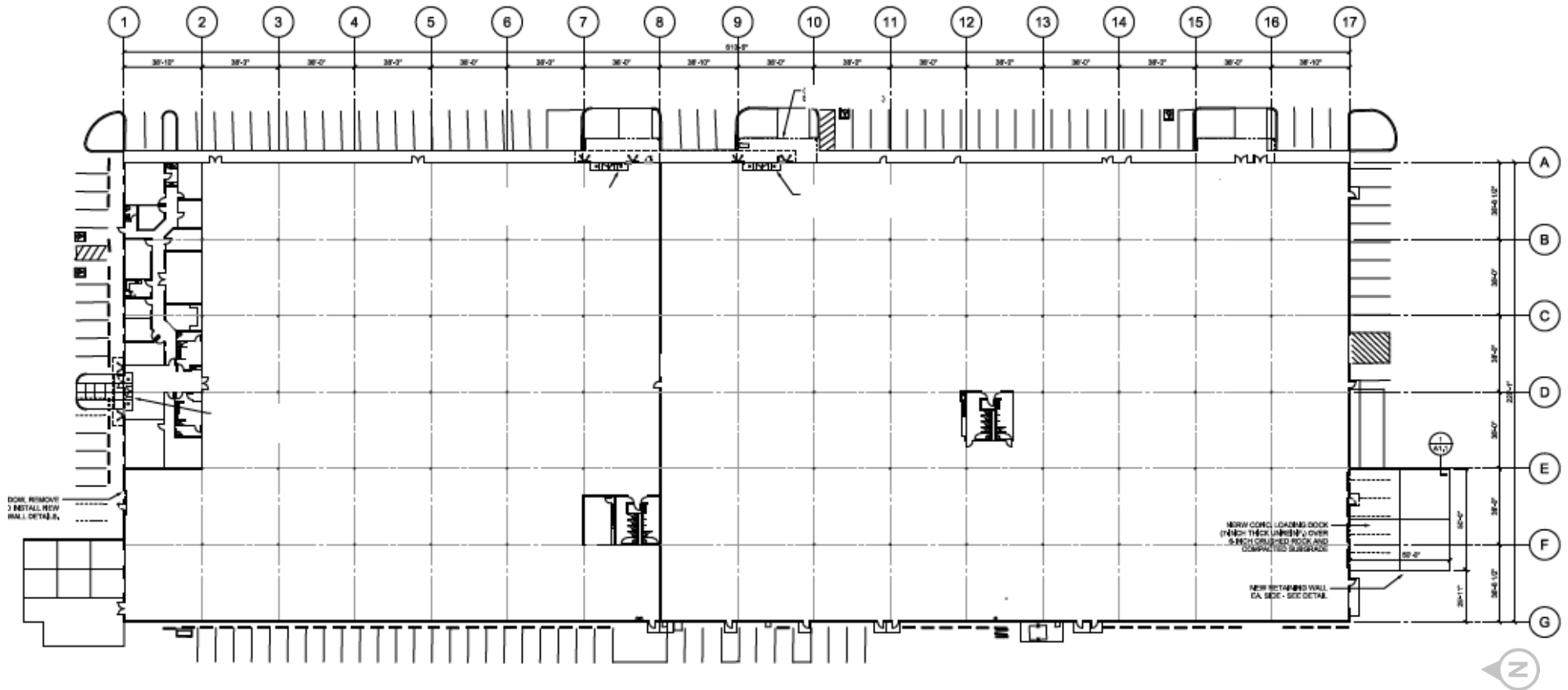
## Property Photos



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

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Floor Plan





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LOCATION	DISTANCE
Downtown Tucson	7.6 miles
Tucson Airport	3.8 miles



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Aerial Photo



## TUCSON

*At a Glance*

1.046M

TUCSON MSA  
POPULATION

428,600

TOTAL HOUSEHOLDS



25%

EDUCATION-  
SOME COLLEGE

1.0%

POPULATION  
GROWTH RATE

\$53,700

MEDIAN HOUSEHOLD  
INCOME

3.6%

UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 4/7/22

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,000
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 9,100
4. WALMART STORES 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

RECENT INDUSTRY  
ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

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39,616

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2021

- #10 SPACE SCIENCE
- #23 NURSING
- #46 TOP PUBLIC SCHOOL
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS  
U.S. News & World Report