

# 6700

**S PELLA DRIVE TUCSON, AZ 85746**

**FOR LEASE  
OR SALE**

263,937 SF

**INDUSTRIAL BUILDING**

INFILL LOCATION IN  
TUCSON'S AIRPORT  
SUBMARKET

 **CUSHMAN &  
WAKEFIELD**

 **PICOR**



## // PROPERTY DESCRIPTION

The Property is 0.9 miles (a three-minute drive) to I-19, providing immediate access to the population center, CBD and Tucson International Airport. In addition, the Property is well-located with easy access to Valencia Road, the region's longest urban thoroughfare, stretching more than 25 miles and directly connects to I-19, I-10, and Arizona State Route 86. Furthermore, HomeGoods Distribution Center is within a one-day truck drive from the Ports of Long Beach and Los Angeles, San Diego, Las Vegas, Albuquerque, El Paso, and the Mariposa Point of Entry.

### PROPERTY HIGHLIGHTS

- High-cube warehouse or manufacturing building
- Heavy power- 5,000 KVA
- Near Tucson International Airport & related amenities
- 11.43-acre lot adjacent also available
- Dedicated loading area – site fully fenced
- Formerly designated as a foreign trade zone (FTZ), site enhancement still in place
- May split building in half, ±131,968 (no other divisions available)

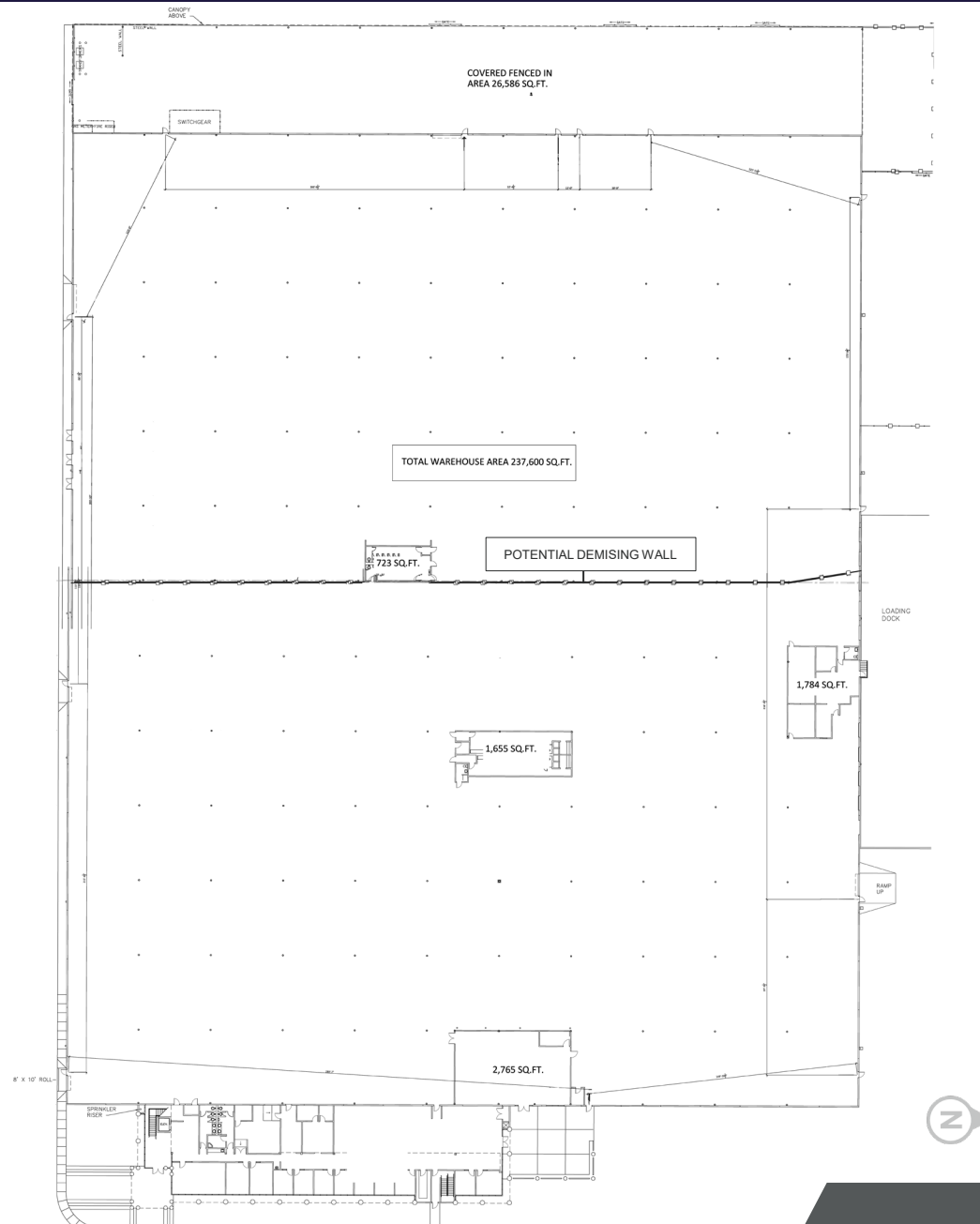
### BUILDING DETAILS

BUILDING SIZE	263,937 SF
OFFICE SF	±22,225 SF
LAND SIZE	14.32 Acres
LEASE RATE	Half of Building: 75¢/SF/Mo NNN Entire Building: 69¢/SF/Mo NNN
SALE PRICE	\$120.00/SF
SUBMARKET	Tucson Airport Submarket
CLEAR HEIGHT	28'
PARKING	521 Spaces
DOCK DOORS	10
GRADE LEVEL	5
BUILDING SIZE	440' x 540'
COLUMN SPACING	40' x 40'
YEAR BUILT	1989
CONSTRUCTION TYPE	Concrete Tilt-Up
HVAC	AC (Office), Evap (Warehouse)
SPRINKLERS	Ordinary Hazard
POWER	5,000 KVA
ZONING	I-1 (Light Industrial)

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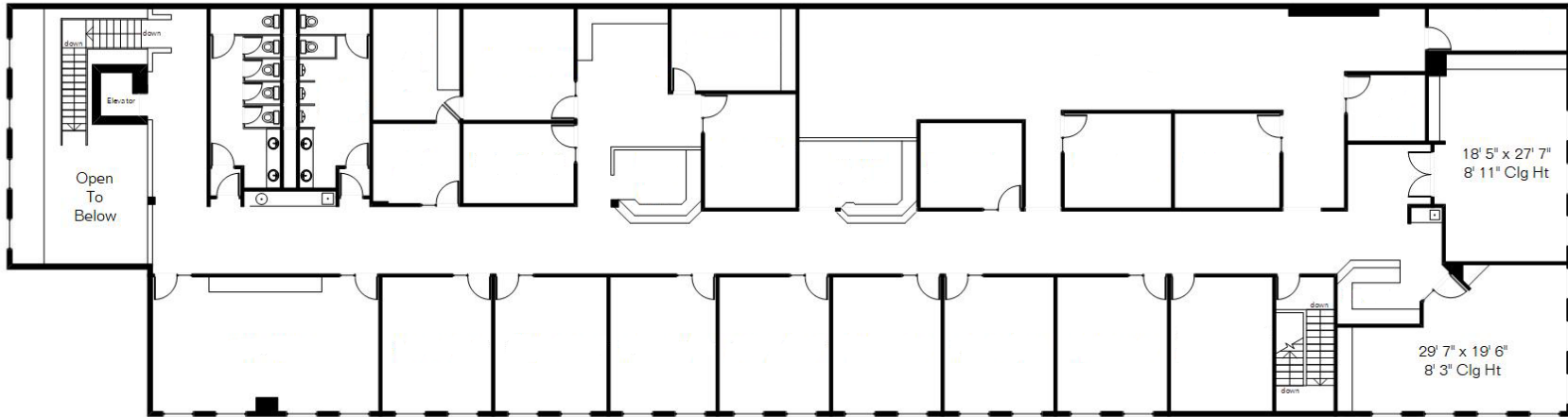
# // CURRENT FLOOR PLAN

Warehouse

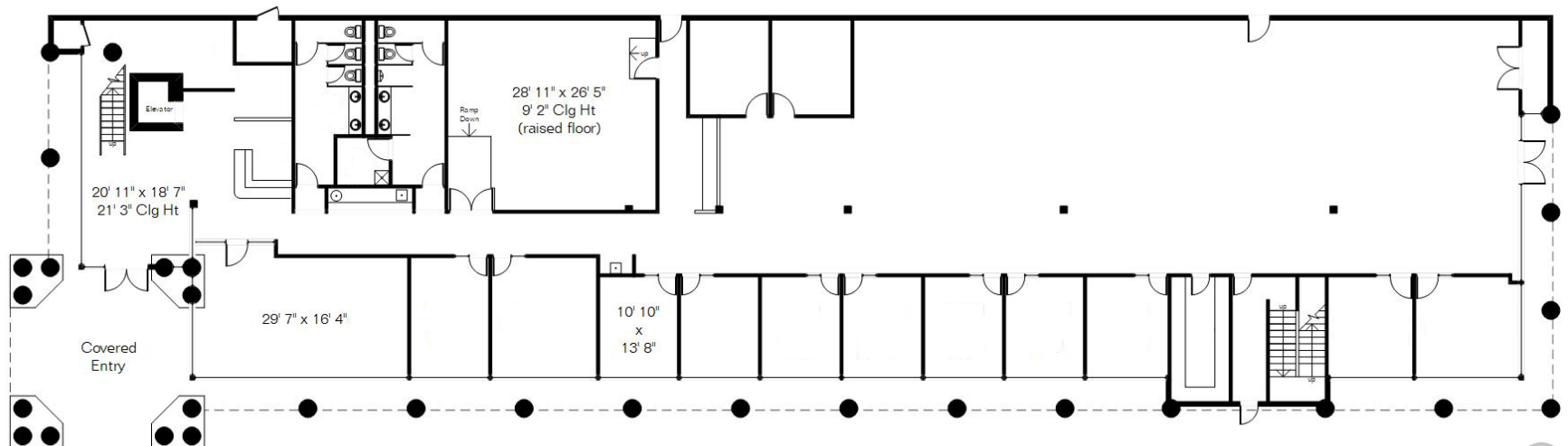


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# // CURRENT FLOOR PLAN



Second Floor Offices



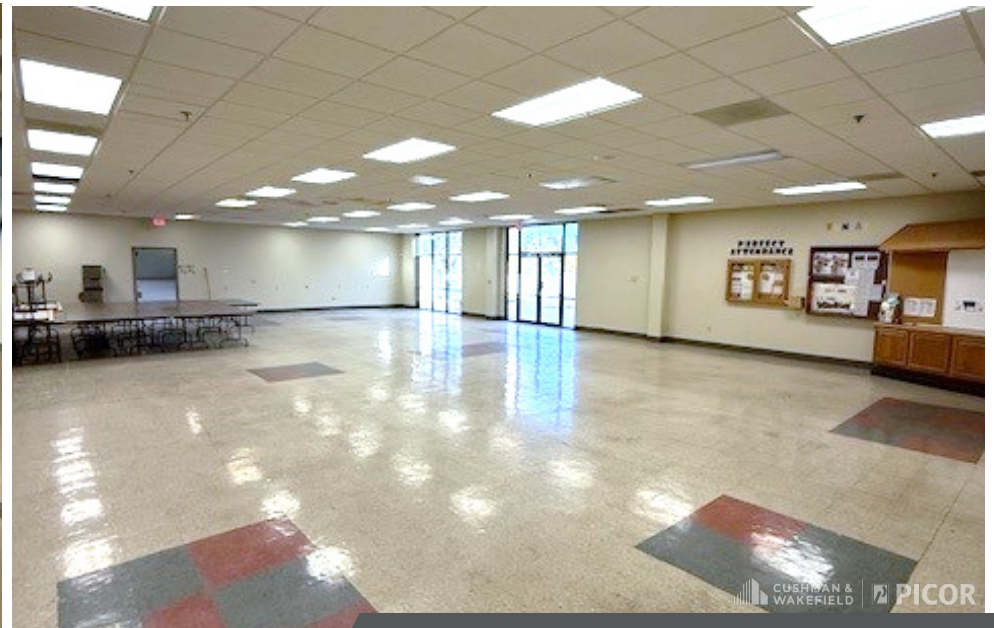
First Floor Offices







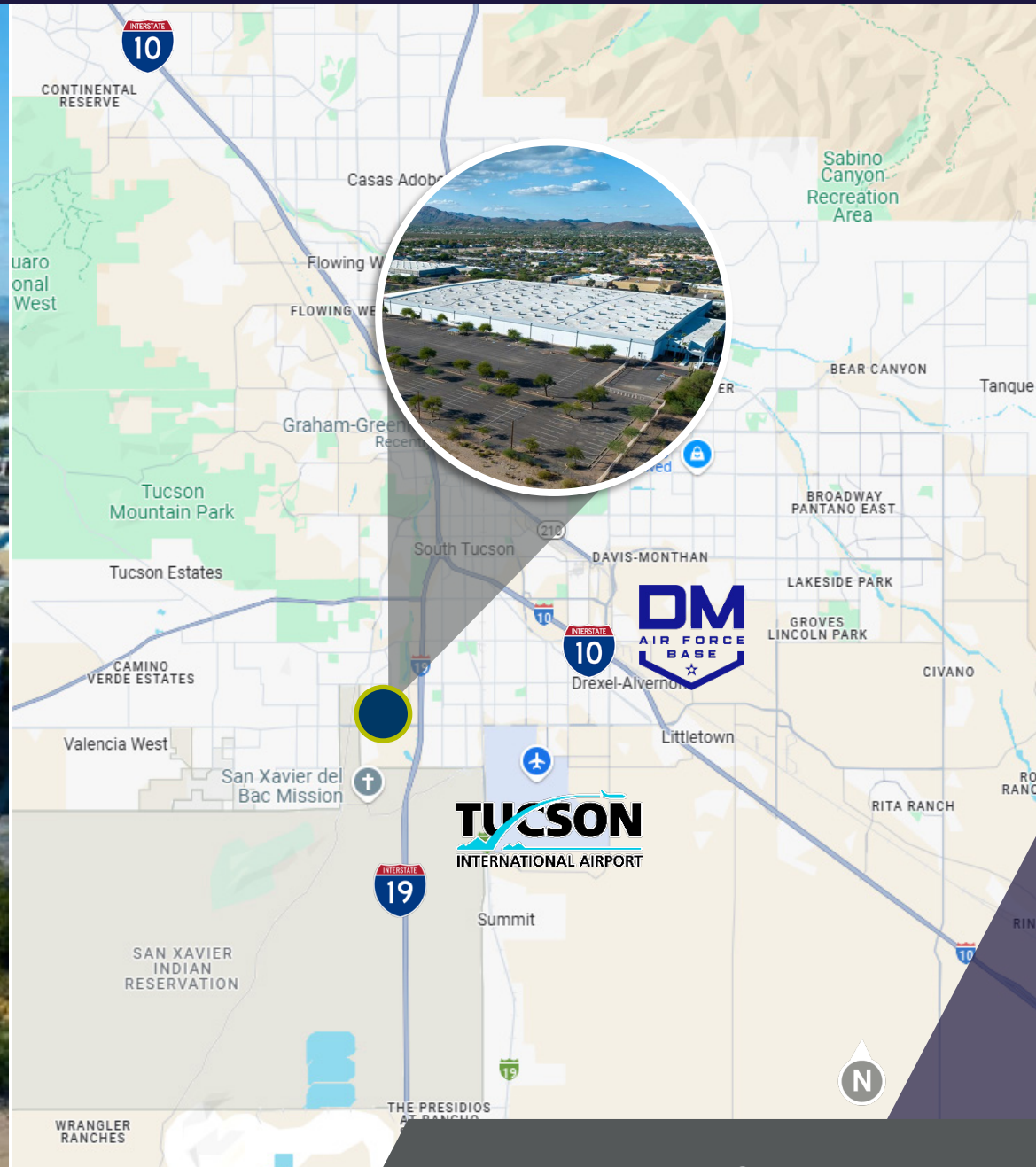
# // GALLERY



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# // PROPERTY LOCATION



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# // PROPERTY LOCATION



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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

- #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

## 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

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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





# //CONTACT INFO

CUSHMAN &  
WAKEFIELD

PICOR



## CONTACT INFO:

**STEPHEN COHEN**

Principal, Industrial Properties

+1 520 546 2750

[scohen@picor.com](mailto:scohen@picor.com)

**PICOR Commercial Real Estate Services**

5151 E. Broadway Blvd, Suite 115

Tucson, Arizona 85711

phone: +1 520 748 7100

[picor.com](http://picor.com)

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