



±21,840 SF Warehouse Distribution Space

Lease Rate: Contact Broker

Property Highlights

- Freestanding warehouse/distribution building with excess truck parking
- One mile to Interstate 10
- Half a mile to Tucson International Airport
- Robust distribution infrastructure

Property Details

Bays	9 bays
Clear Height	±32'
Loading	5-6 docks, one grade-level door
Power	4000 amp, 277/480v
Parking	330 spaces
Trailer Parking	59 spaces



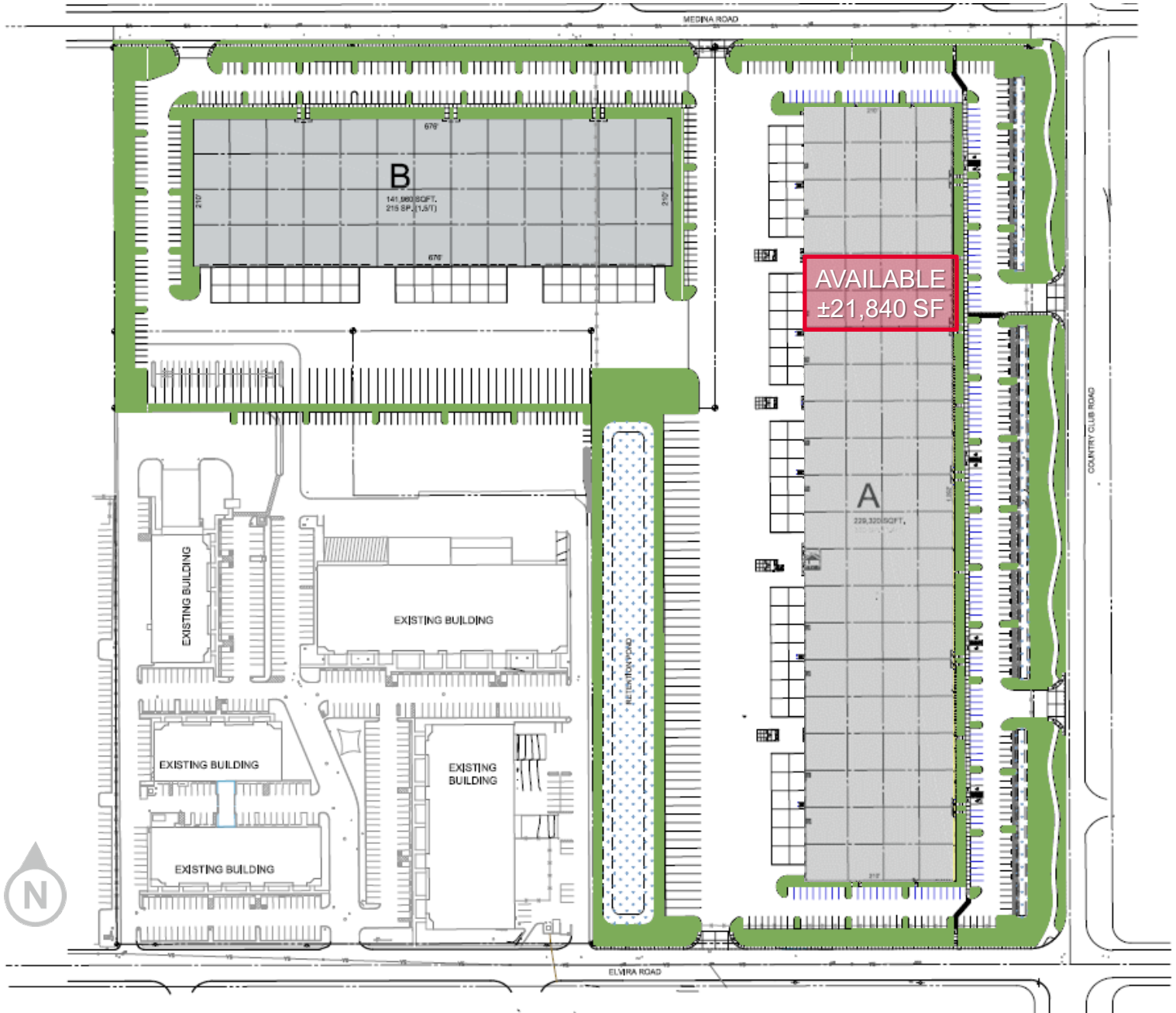
Jesse Blum
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademmeroutis@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Site Plan

WAREHOUSE / DISTRIBUTION



Jesse Blum
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademoroutis@picor.com

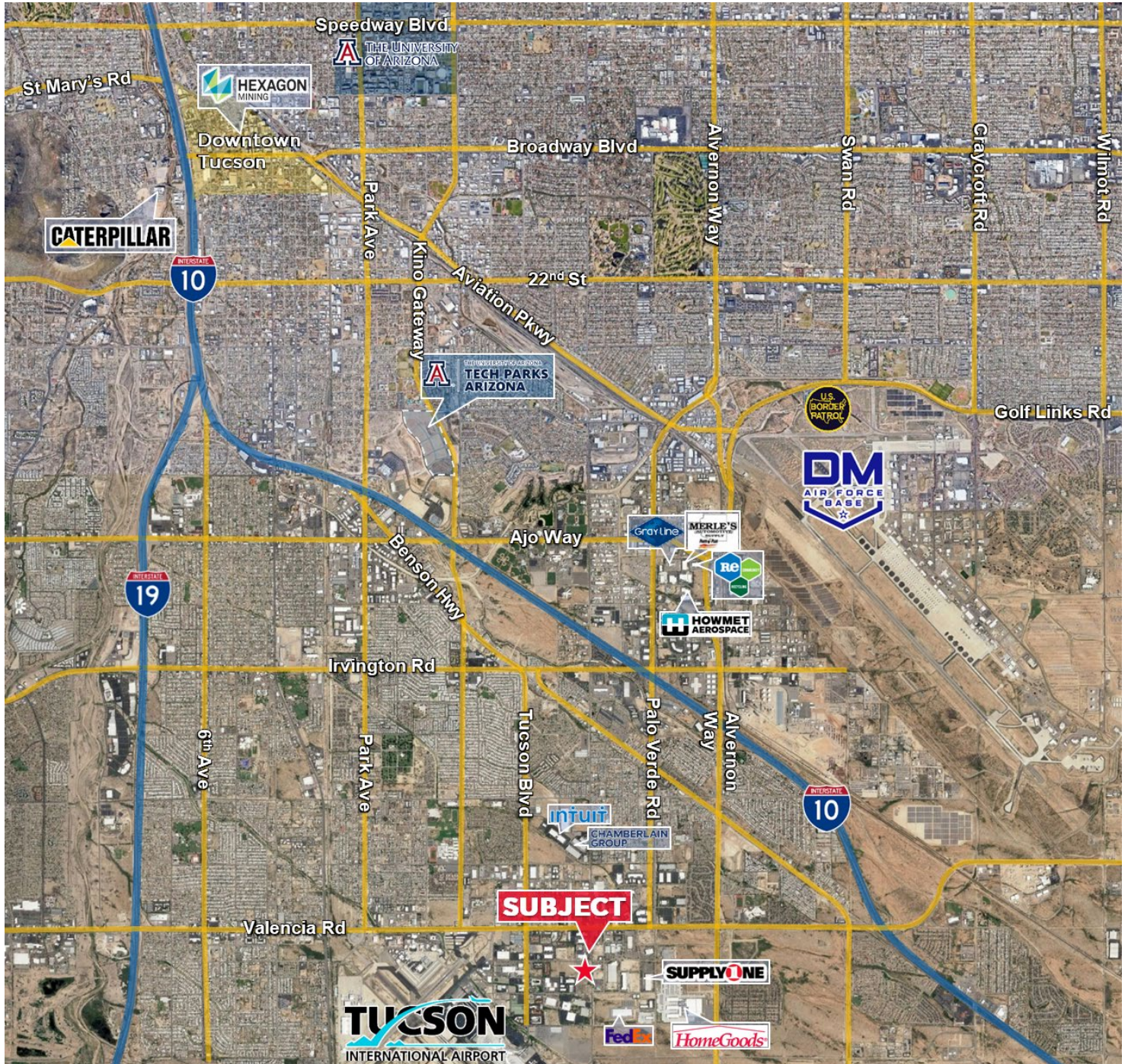
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

7/28/2023

Employment Map



Jesse Blum
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademouroutis@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

7/28/2023

Property Photos



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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

7/28/2023

TUCSON METROPOLITAN AREA

Tucson is the second largest metropolitan area in Arizona with over one million residents and serves as an anchor to business located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life, along with low cost for doing business. Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Just 60 miles from the Mexico border with high-capacity border and transportation infrastructure, Tucson is the best option for companies doing business in the United States.

Southern Arizona can be compared to some of the most affordable markets west of the Mississippi which allows Tucson a competitive edge compared to other markets in the west. With Cost-of-Living Index at 97.1 (source: ACCRA Cost of Living Index, 2018), Tucson locals can enjoy a high-quality lifestyle that is far less expensive than other comparable markets like Las Vegas, Denver and San Diego.

The structure for tax in Arizona allows it to be business-friendly as well as competitive, along with worker's compensation and unemployment insurance being one of the lowest in the United States. Factors such as decreasing individual tax burden and low flat-rate corporate tax allow Arizona to gain a competitive advantage.



Jesse Blum
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademmeroutis@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

7/28/2023