



CUSHMAN & WAKEFIELD | PICOR

OFFERING MEMORANDUM

Multi-Tenant Industrial Building
2106 N. Forbes Blvd
Tucson, Arizona 85745



CONTACTS

STEPHEN COHEN

Industrial Properties

+1 520 546 2750

scohen@picor.com

DISCLAIMER



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FINANCIAL HIGHLIGHTS

2106 N. FORBES BLVD
TUCSON, ARIZONA

 <p>PRICE \$3,950,000</p>	 <p>PRICE PER SF \$98.56</p>	 <p>YEAR-1 NOI \$257,420</p>	 <p>CAP RATE 6.52%</p>
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Assumable financing at 3.5% in the amount of \$±1,500,000

RENT ROLL									
SUITE	TENANT	OCCUPIED SF	RENT / SF	MONTHLY RENT	CAM RE	% OF GROSS SPACE	BASE YEAR	START OF LEASE TERM	END OF LEASE TERM
101	ARS	20,078	\$0.62	\$12,411	\$437.84	50%	2016 (Taxes), 2017	6/1/2017	7/30/2027
103	Hamilton Distillers	8,000	\$0.85	\$6,800	\$498.42	20%	2013	4/1/2014	3/31/2029
104	High Point Scientific	12,000	\$0.77	\$9,180		30%	2022	11/1/2022	10/31/2027
TOTAL		40,078	\$0.71	\$28,391	\$936.26	100%			

PROPERTY INFORMATION

2106 N. FORBES BLVD
TUCSON, ARIZONA



CEILING HEIGHT :

24'



LOADING:

8 Docks, 3 Drive In



HVAC:

AC (office), evaporative cooled
(warehouse)



CONSTRUCTION:

Concrete Tilt-Up



YEAR BUILT:

1980



SITE AREA:

2.08 Acres



**ASSESSOR
PARCEL:**

115-16-046



ZONING:

I-1, City of Tucson



ACCESS:

Visible from Interstate 10
162,921 VPD (2018)



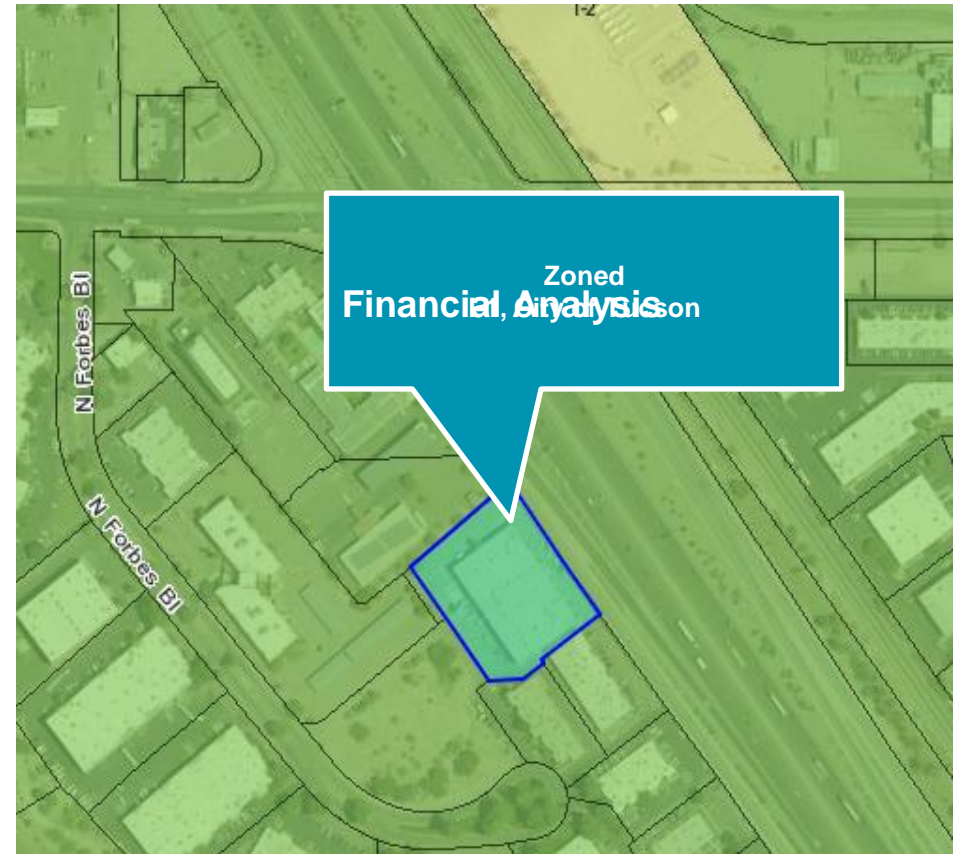
PARKING:

43 Surface



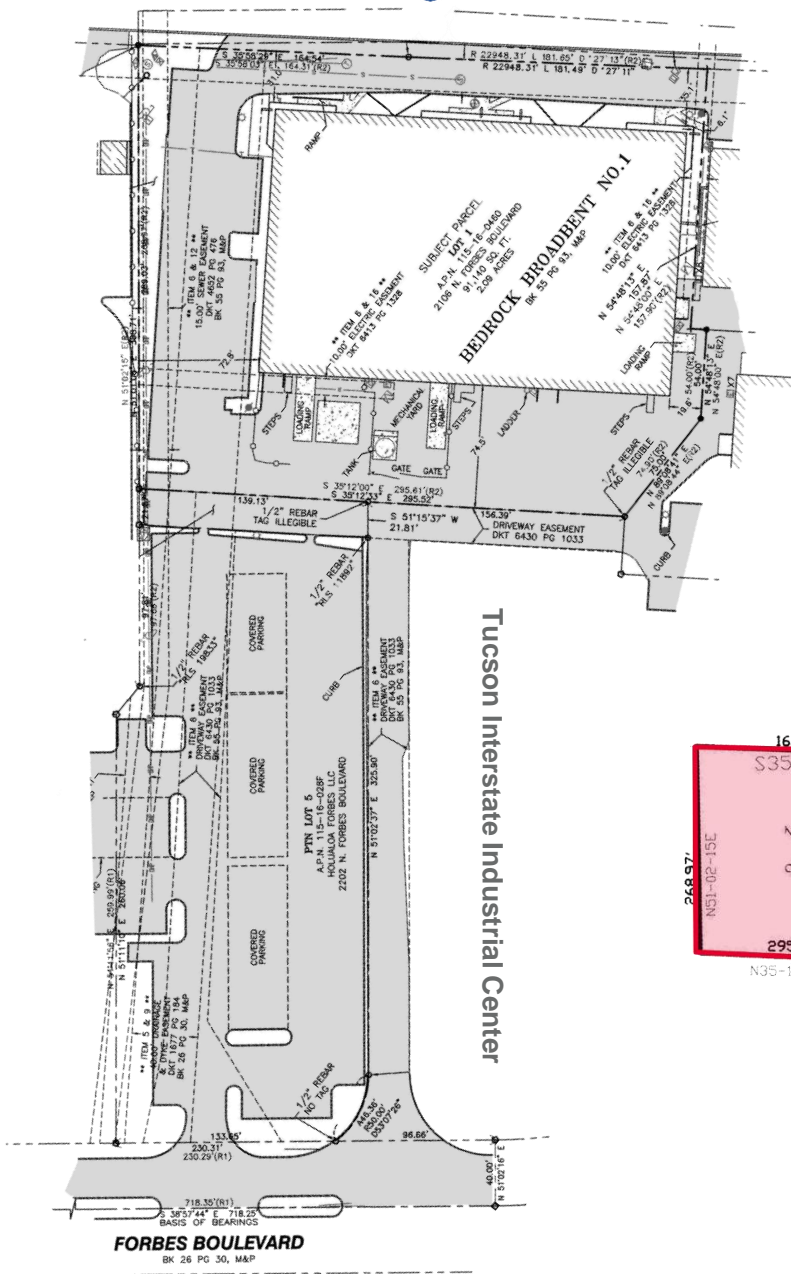
TAXES (2021):

\$45,918 / \$1.15/SF

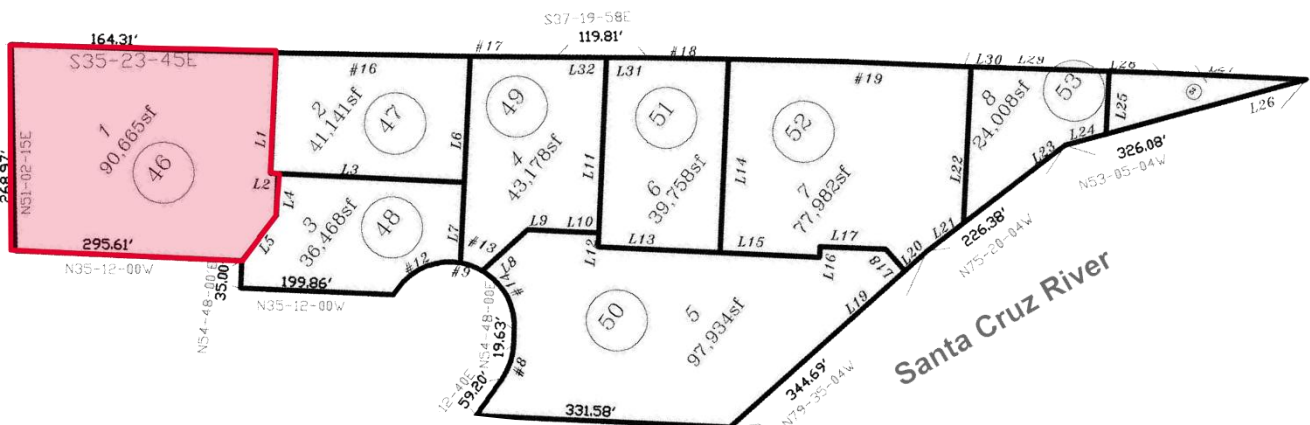


SITE PLAN

2106 N. FORBES BLVD
TUCSON, ARIZONA



Tucson Interstate Industrial Center



Tucson Interstate Industrial Center



High Point Scientific



Lease Expiration: 10/31/2027

Website: <https://www.highpointscientific.com>

Summary:

The largest specialty retailer of telescopes in the United States High Point's team has 150 years' worth of combined experience serving and outfitting the amateur astronomy and astrophotography community. With multiple locations, High Point has invested to provide fast, thorough, and efficient service and distribution to the entire country. Their distribution centers are fully stocked and are supported by team members that are constantly training and evolving to better serve their customers.

Hamilton Distillers Group Inc



Lease Expiration: 3/31/2029

Website: <https://www.whiskeydelbac.com/>

Summary:

Tucson's Premier Mesquite Scotch Whiskey Brand, Stephen Paul founded Hamilton Distillers Group in 2011 and launched the Whiskey Del Bac brand. With help from daughter Amanda, Whiskey Del Bac has grown from two American Single Malts, "Classic" and "Dorado," to multiple Distiller's Cut releases. "Classic" was named in the Top 100 Spirits List from Wine Enthusiast in 2021 and Whisky Advocate gave the "Dorado" a 90 rating in 2022.

American Refrigeration Supplies, Inc.



Lease Expiration: 7/30/2027

Website: <https://www.arsnet.com/>

Summary:

ARS has been wholesaling HVAC equipment and supplies since 1940 and is headquartered in Phoenix, Arizona. Since then, 32 branch locations across Arizona, California, Nevada, New Mexico, Texas, and Virginia have opened. In 1970, another long-time Arizona company, the Kitchell Corporation, bought ARS. Today, Kitchell is an employee-owned and well-respected general contractor, construction management, and real estate development company. While their businesses operate independently, together they comprise one of the largest privately-held companies in Arizona.



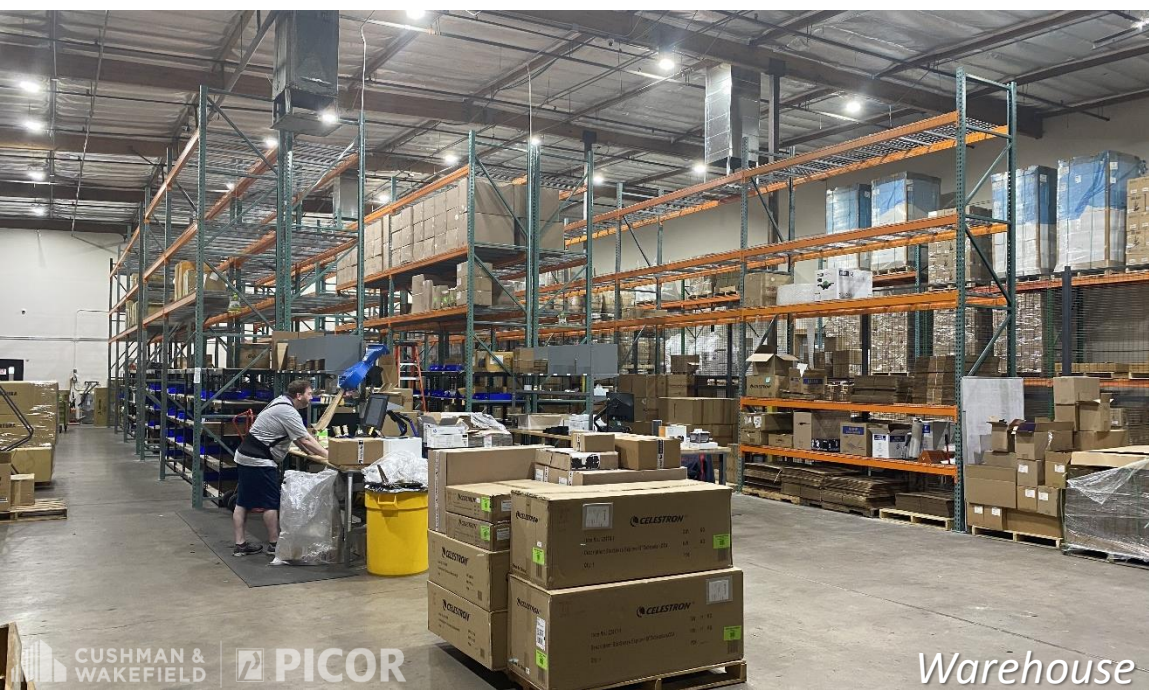
CUSHMAN & WAKEFIELD
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Office Area



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Loading Area



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Warehouse



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From I-10



TUCSON

At a Glance**1.058M**TUCSON MSA
POPULATION**434,692**

TOTAL HOUSEHOLDS

**25%**EDUCATION-
SOME COLLEGE**1.0%**POPULATION
GROWTH RATE**\$59,391**MEDIAN HOUSEHOLD
INCOME**3.3%**UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 11/28/22

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,907
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. TUSIMPLE

**46,932**UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2022

- #5 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #29 NURSING
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #108 BEST GLOBAL UNIVERSITY

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



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+1 520 546 2750

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PICOR COMMERCIAL REAL ESTATE SERVICES, INC
5151 E. BROADWAY BLVD, SUITE 115 | TUCSON, ARIZONA 85711 | WWW.PICOR.COM