



FOR LEASE

2,100 – 4,200 SF INDUSTRIAL SUITES + FENCED YARD
LEASE RATE: \$2,000 / MONTH, MG (\$0.95/SF)**Property Details**

Available Suite 101: 2,100 SF* (50% warehouse / 50% office)
Suite 109: 2,100 SF** (50% warehouse / 50% office)
Suite 111: 2,100 SF**

***Suite 109 & 111 can be combined to 4,200 SF*

Utilities	City of Tucson, Water/Sewer
Power	100 amp 240 volt single phase
Clear Height	14'
Loading	10' x10' Grade Level
Notes	<ul style="list-style-type: none">• 21' X 40' fenced yard• Canopy over exterior loading area

Aerial and Floor Plan



Floor Plan: Suite 101, 103, 109, & 111



NOT TO SCALE



Site Plan



Andrew Keim
Industrial Properties
+1 520 546 2763
akeim@picor.com

picor.com

Property Photos



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[picor.com](https://www.picor.com)

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.7%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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