



FOR LEASE

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

Property Details Suite 101: 2,100 SF* (50% warehouse / 50% office) Suite 109: 2,100 SF**(50% warehouse / 50% office) Suite 111: 2.100 SF** Available **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' 10' x10' Grade Level Loading • 21' X 40' fenced yard Notes Canopy over exterior loading area





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



Aerial and Floor Plan

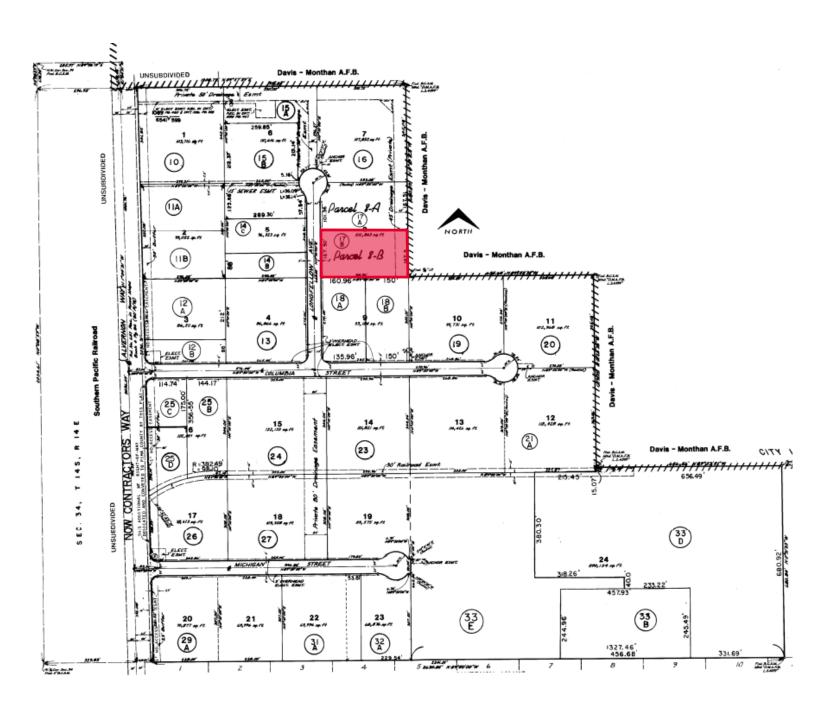


Floor Plan: Suite 101, 103, 109, & 111





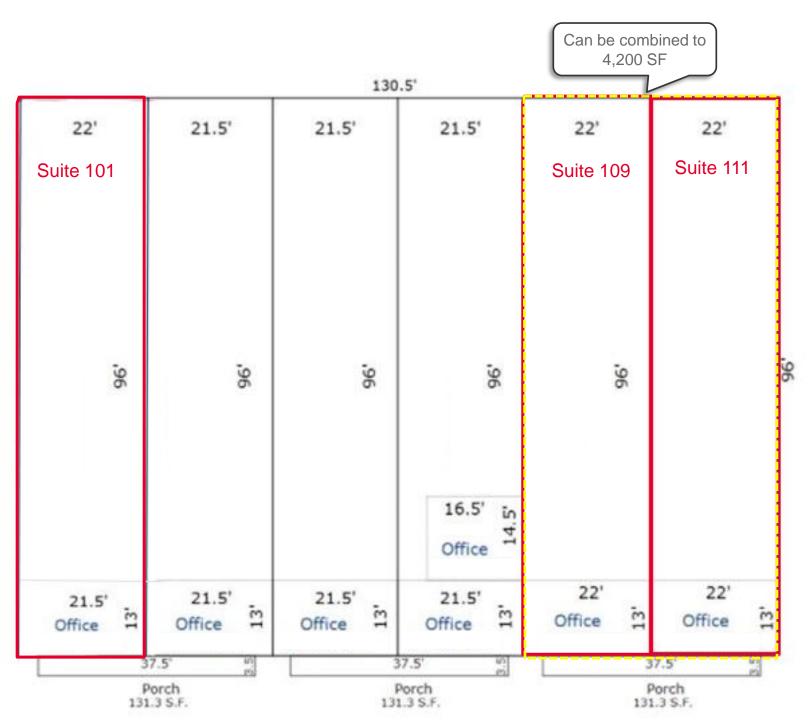
Plat Map



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



Site Plan



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



Property Photos









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



Tucson Market Overview



1.08M TUCSON MSA



445,471

HOUSEHOLDS

INCOME



36% COLLEGE EDUCATION



0.6%



\$67,929 MEDIAN HOUSEHOLD



4.7%
UNEMPLOYMENT RATE



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 Cushman & Wakefield | PICOR 04/23/2025

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