



TUCSON AIRPORT CENTER

2949 E. Elvira Road | Tucson, Arizona 85756

For Lease \pm 7,488 SF Warehouse Space

JESSE BLUM, Principal, Industrial Properties / +1 520 546 2772 / jblum@picor.com

ALEX DEMEROUTIS, Industrial Properties / +1 520 546 2773 / ademerrouts@picor.com



CUSHMAN &
WAKEFIELD



PICOR



Schnitzer
PROPERTIES

PROPERTY INFORMATION

2949 E. ELVIRA ROAD
TUCSON, ARIZONA



LOCATION: 2949 E. Elvira Road
Tucson, Arizona 85756



AVAILABILITY: ±7,488 SF warehouse



ZONING: I-1, Light Industrial (City of Tucson)



LOADING: 3 docks



CLEAR HEIGHT: 18'



POWER: 110/220, 277/480v, 3 phase, 4 wire



CONSTRUCTION: Concrete tilt



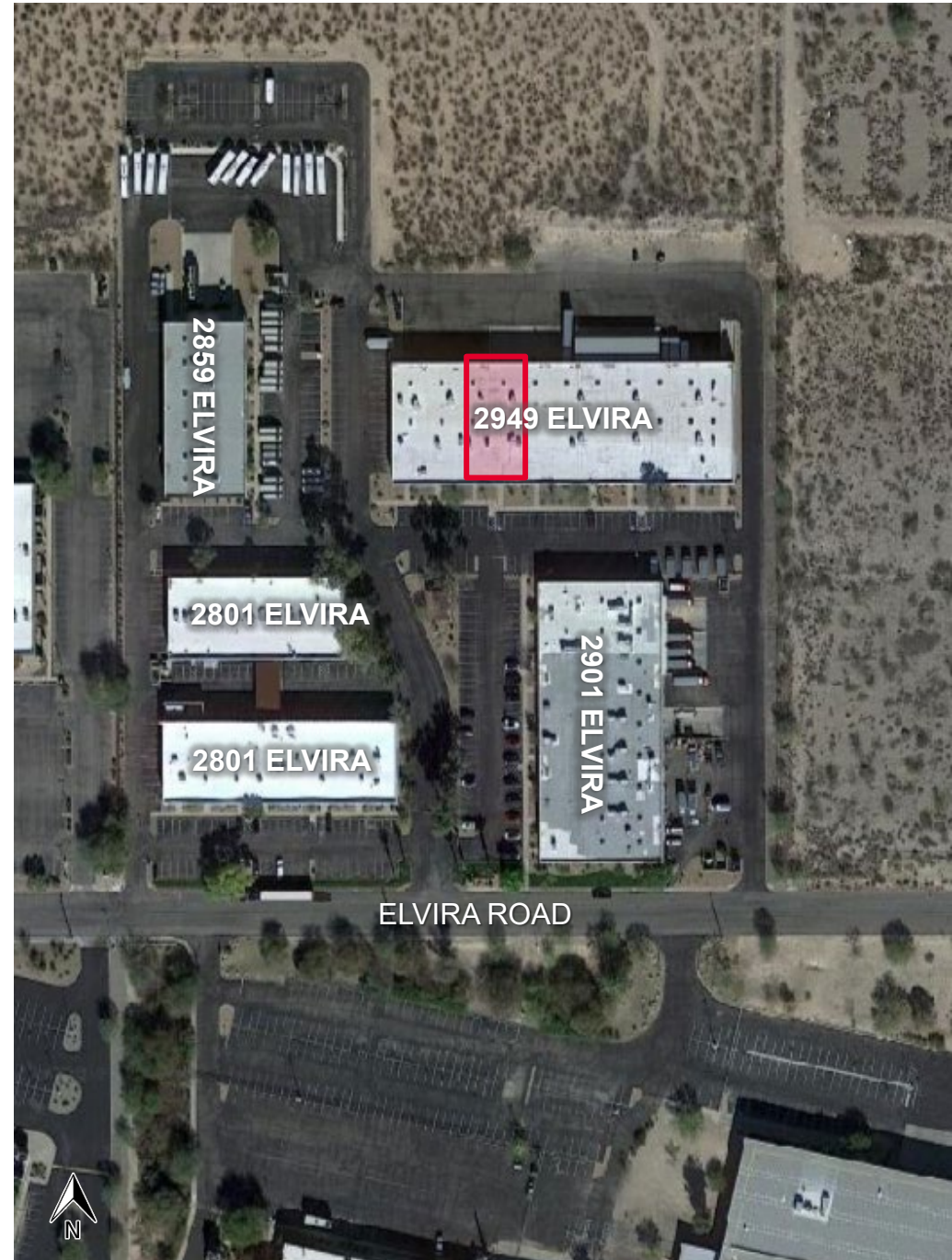
LEASE RATE: \$0.65/SF/Month, NNN



NNN CHARGES: \$0.22/SF/Month

SITE DETAILS

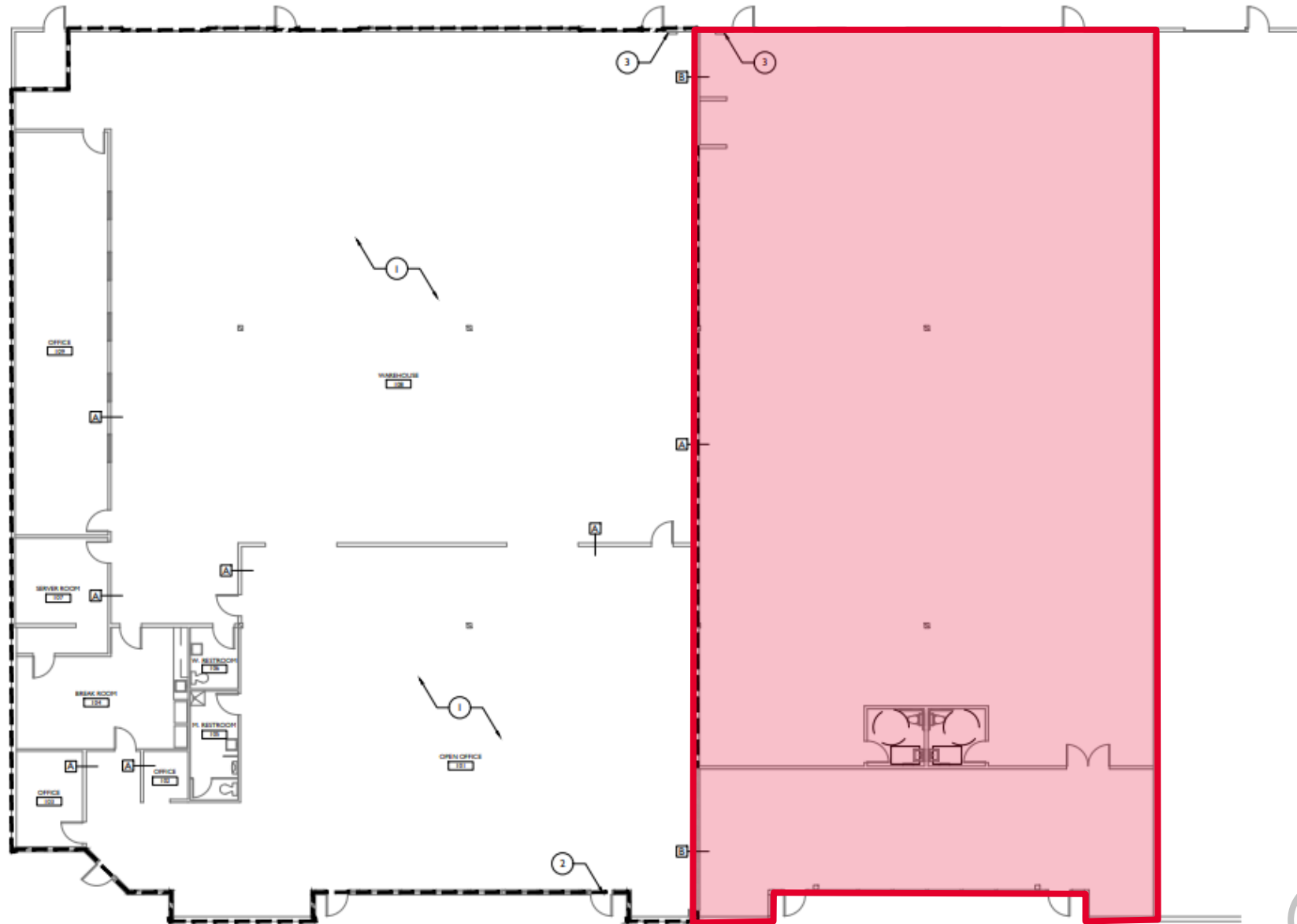
- Warehouse/distribution building with excess truck parking.
- Half a mile to Tucson International Airport.
- One mile to Interstate 10.
- Robust distribution infrastructure.

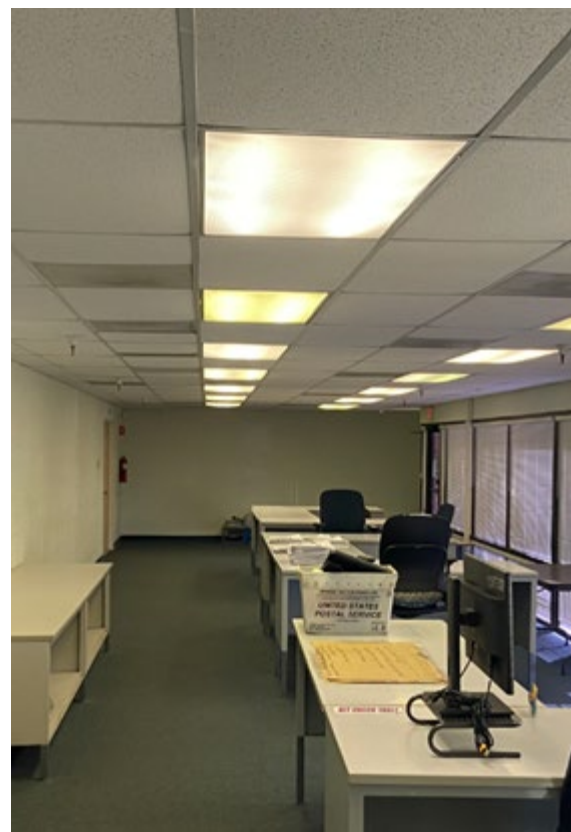


FLOOR PLAN

2949 E. ELVIRA ROAD
TUCSON, ARIZONA

±7,488 SF







TUCSON

At a Glance



1.046M

TUCSON MSA
POPULATION

428,600

TOTAL HOUSEHOLDS



25%

EDUCATION-
SOME COLLEGE

1.0%

POPULATION
GROWTH RATE

\$53,700

MEDIAN HOUSEHOLD
INCOME

3.6%

UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 4/7/22

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,000
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 9,100
4. WALMART STORES 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

RECENT INDUSTRY
ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE



39,616

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2021

- #10 SPACE SCIENCE
- #23 NURSING
- #46 TOP PUBLIC SCHOOL
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

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



CONTACTS

JESSE BLUM

Principal, Industrial Properties

+1 520 546 2772

jblum@picor.com

ALEX DEMEROUTIS

Industrial Properties

+1 520 546 2773

ademerotis@picor.com

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