


LAB / WAREHOUSE

1,875± SF & 4,615± SF Available
Lease Rate: 95¢/SF Per Month, MG

Address	SF Available	Lease Rate
325 S. Euclid Ave Suite 115	4,615± SF	\$4,384.25 / Mo, MG
305 S. Euclid Ave Suite 105	1,875± SF	\$1,781.25 / Mo, MG

Property Highlights

- Office/Lab Spaces
- Frontage and Accessible from Euclid Avenue
- Nicely Maintained Business Park
- Close proximity to Downtown and the U of A
- Located in the Opportunity Zone



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PICOR Commercial Real Estate Services
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Floor Plan

325 S. Euclid Ave Suite 115

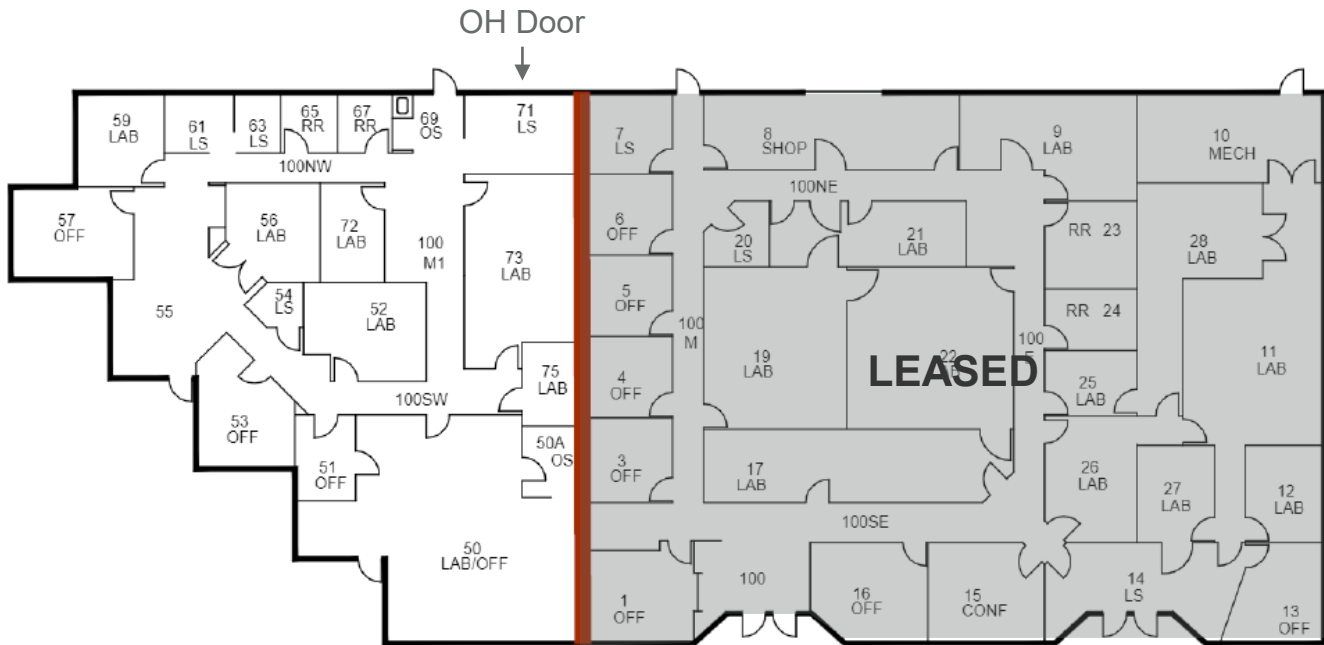
LAB/WAREHOUSE

Property Details

Available SF	4,615± SF
Ceiling Height	14'
Loading	Owner will restore a 10 X 10 OH door
Power	120/240 volt, 3 Phase (Heavy)
HVAC	100% A/C
Construction	Concrete Tilt-Up
Year Built	1988
Zoning	I-1 (Light Industrial, City of Tucson)



CUSHMAN & WAKEFIELD | PICOR



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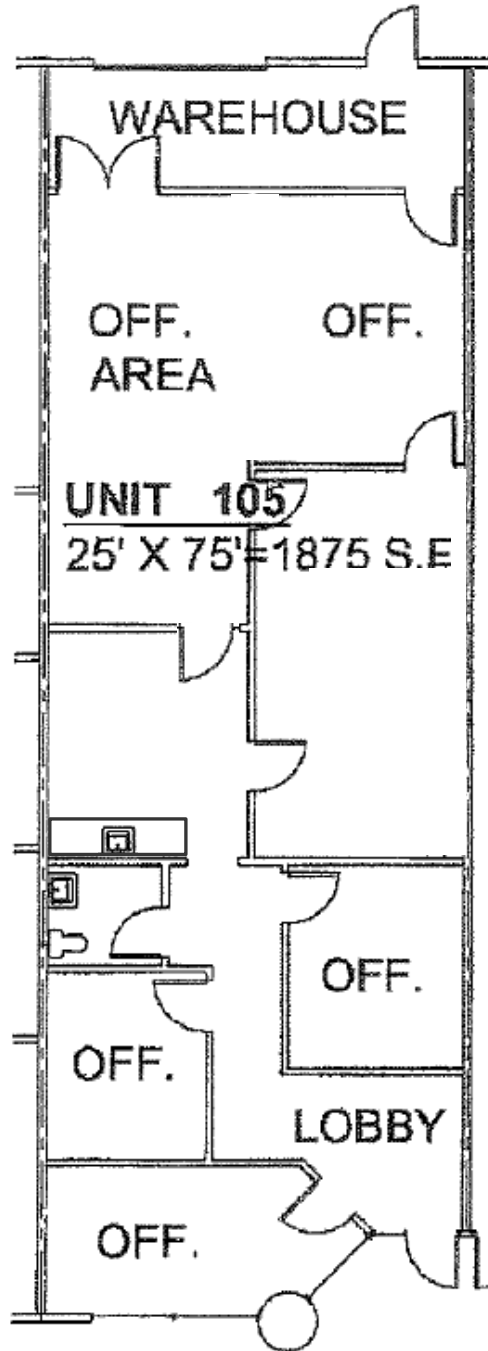
Floor Plan

305 S. Euclid Ave Suite 105

LAB/WAREHOUSE

Property Details

Available SF	1,875± SF (some warehouse)
Ceiling Height	14'
Loading	Grade, with roll-up door
Power	3 Phase
HVAC	100% A/C
Construction	Concrete Tilt-Up
Year Built	1988
Zoning	I-1 (Light Industrial, City of Tucson)



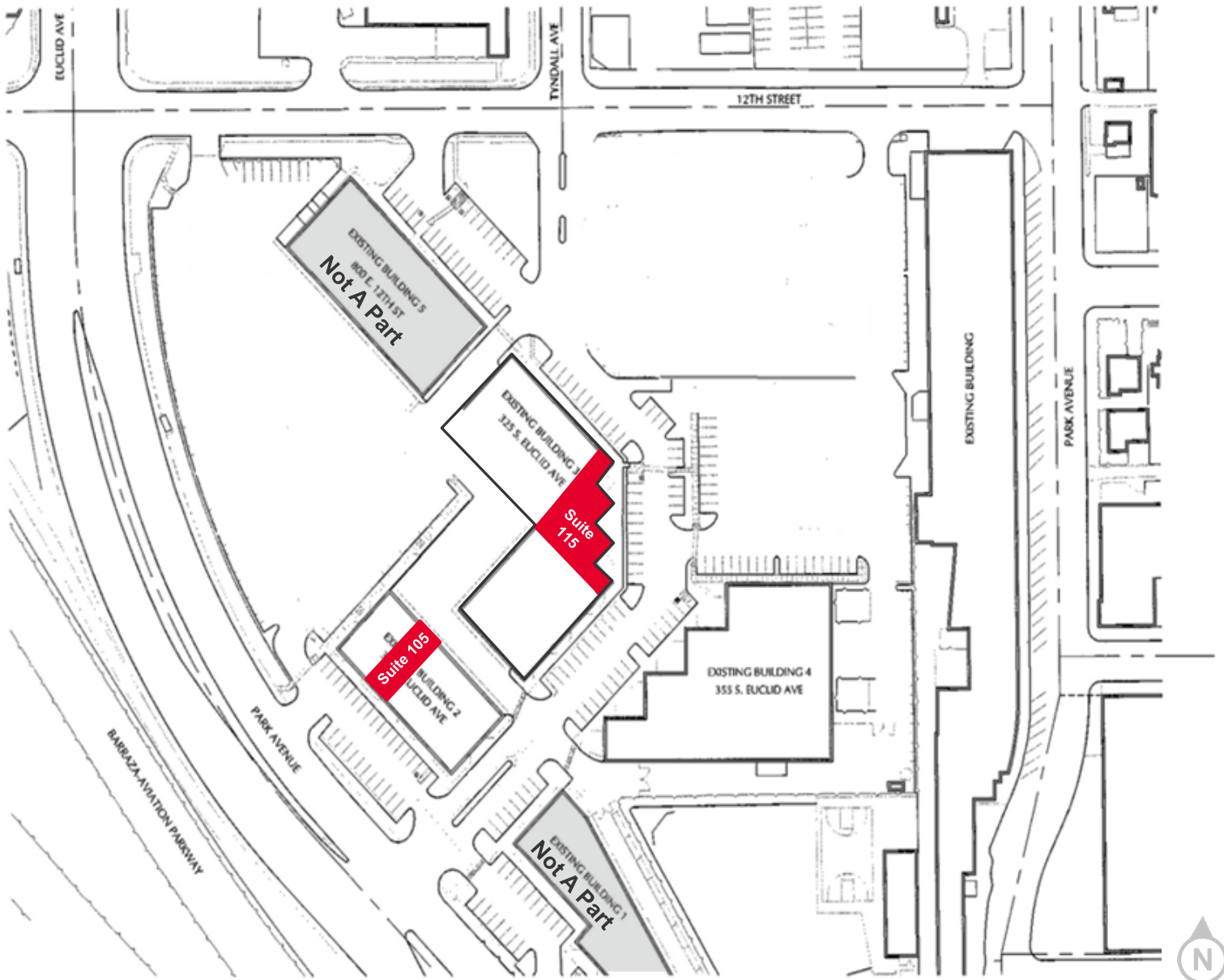
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LAB/WAREHOUSE

Site Plan

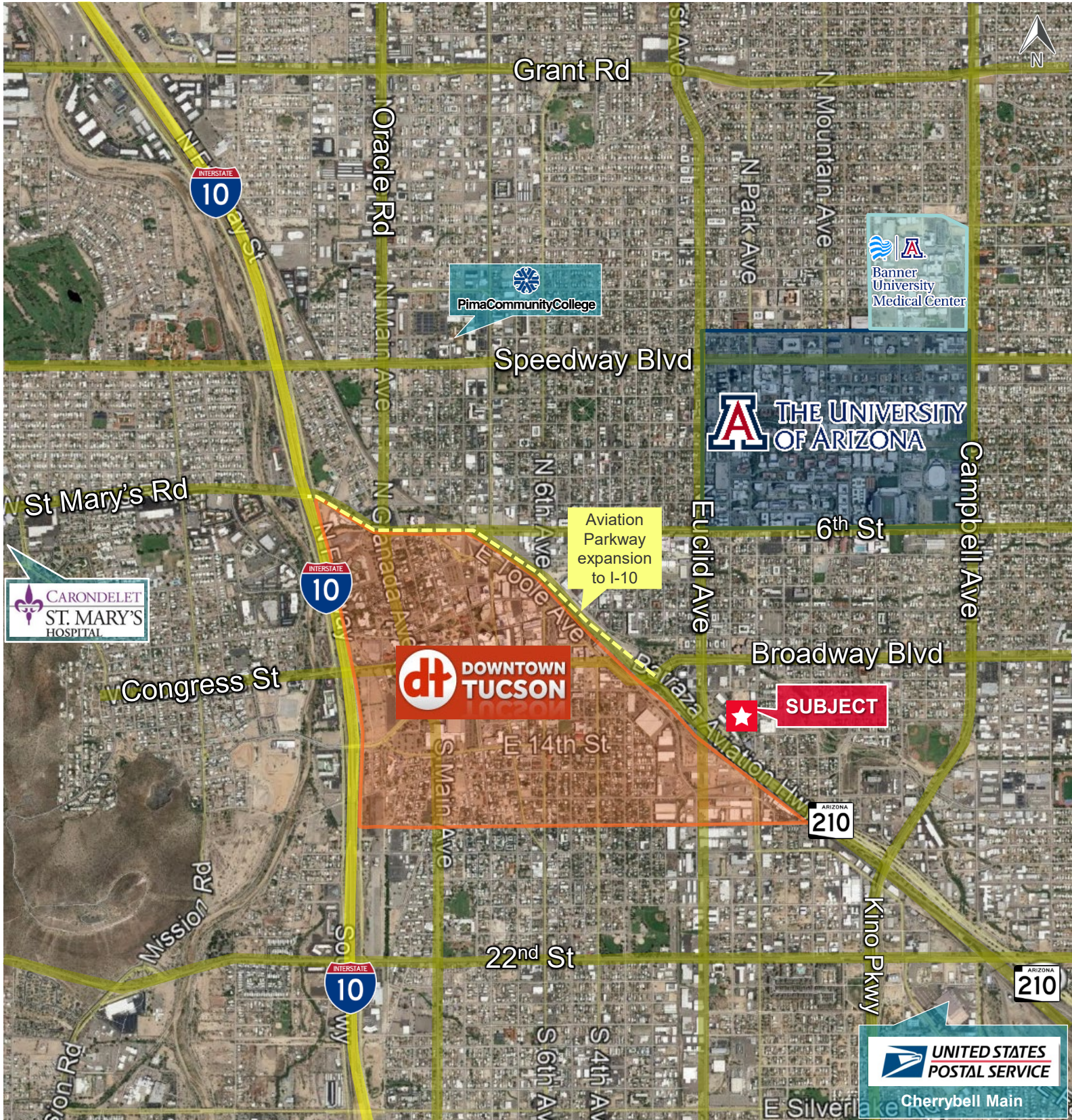


*NOT TO SCALE

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1.072M
TUCSON MSA
POPULATION



437,780
TOTAL HOUSEHOLDS



34.8%
EDUCATION-
SOME COLLEGE



1.3%
POPULATION
GROWTH RATE



\$59,215
MEDIAN HOUSEHOLD
INCOME



3.9%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 06/07/23

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

Cushman & Wakefield | PICOR



46,932
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

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