

WAREHOUSE / DISTRIBUTION CENTER



FOR LEASE

200,483 SF (DIVISIBLE) DISTRIBUTION CENTER – CROSS DOCK
15+ ACRE SITE AT INTERCHANGE LOCATION
LEASE RATE: CONTACT LISTING AGENT

Key Features

- Tilt/steel construction
- Directly adjacent to the Interstate 10/Prince Road interchange
- Built in 1993 / 1996 / 2023
- Multiple in and out-bound docks

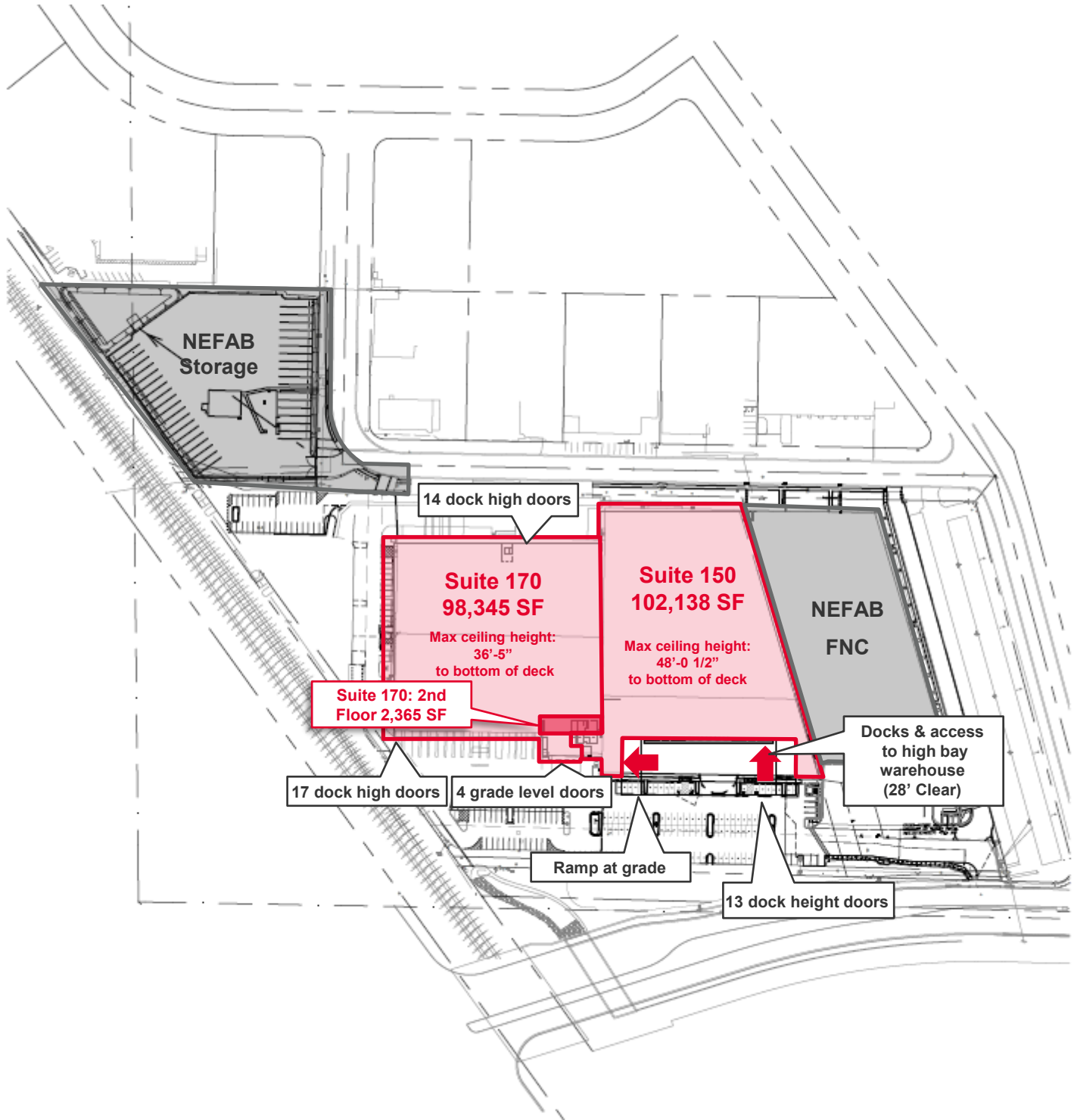
Property Details

| | |
|------------|--|
| Available | <u>Suite 150</u> : 102,138 SF (Divisible) 36'5" Clear Height <u>Suite 170</u> : 98,345 SF (Divisible) 48' Clear Height |
| Loading | <u>Suite 150</u> : 13 dock doors at dock height, 1 ramp at grade <u>Suite 170</u> : 31 dock doors at dock height, 4 grade level doors |
| Lease Type | Triple Net |
| Zoning | I-1, Light Industrial, City of Tucson |
| Power | 600A 480V - 1200A 480V |

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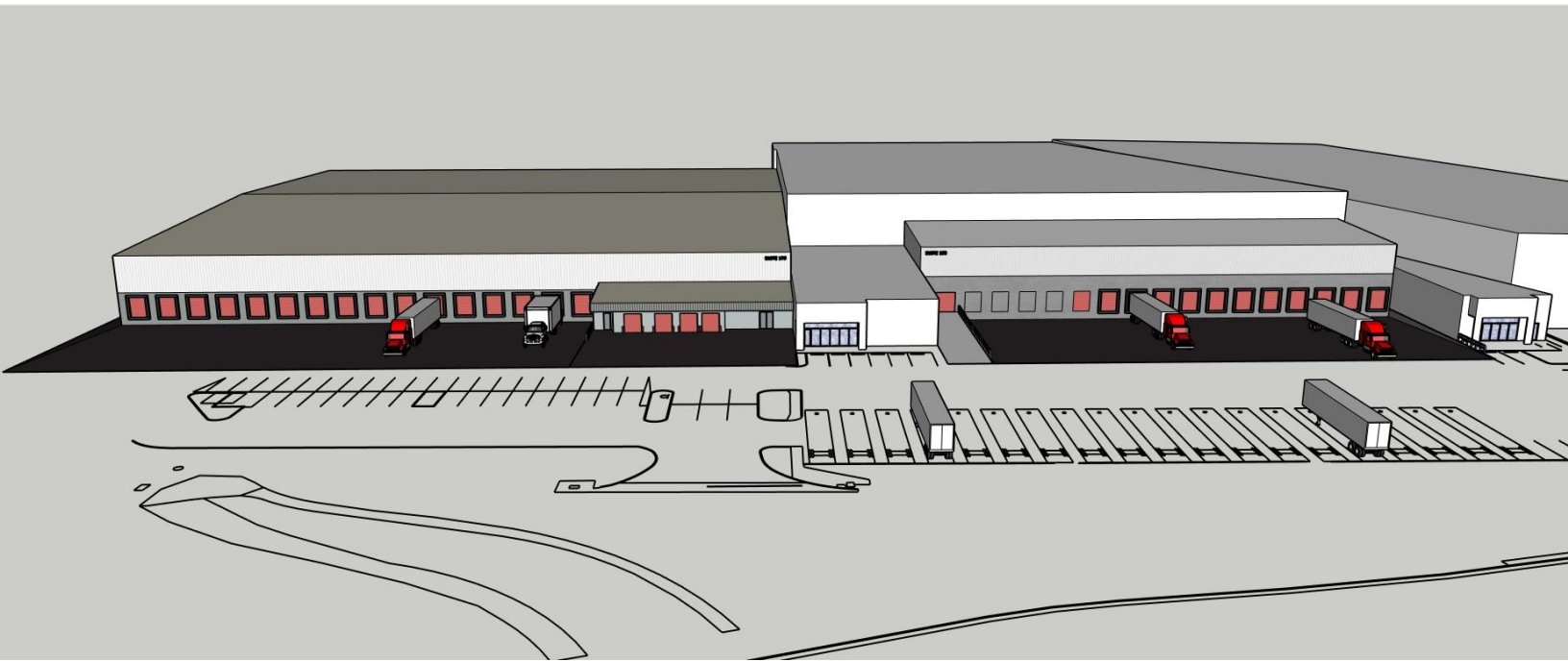
Site Plan



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Renderings of Recently Completed New Docks

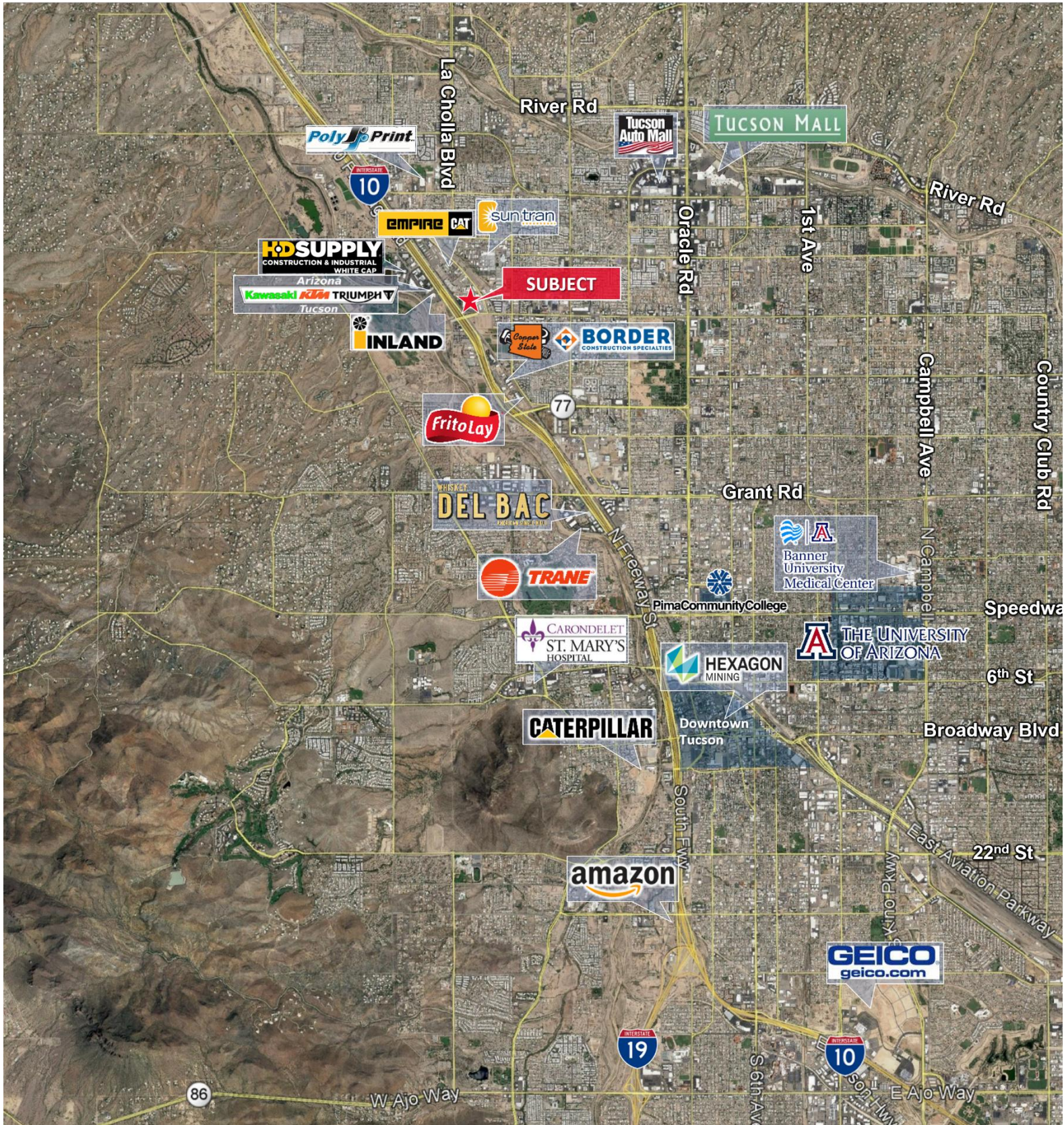


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Trade Map



Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 3/30/2026

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