


FOR LEASE

NEWER 11,074 SF HIGH-IMAGE INDUSTRIAL BUILDING LEASE RATE: \$0.85/SF/MO NNN

Key Features

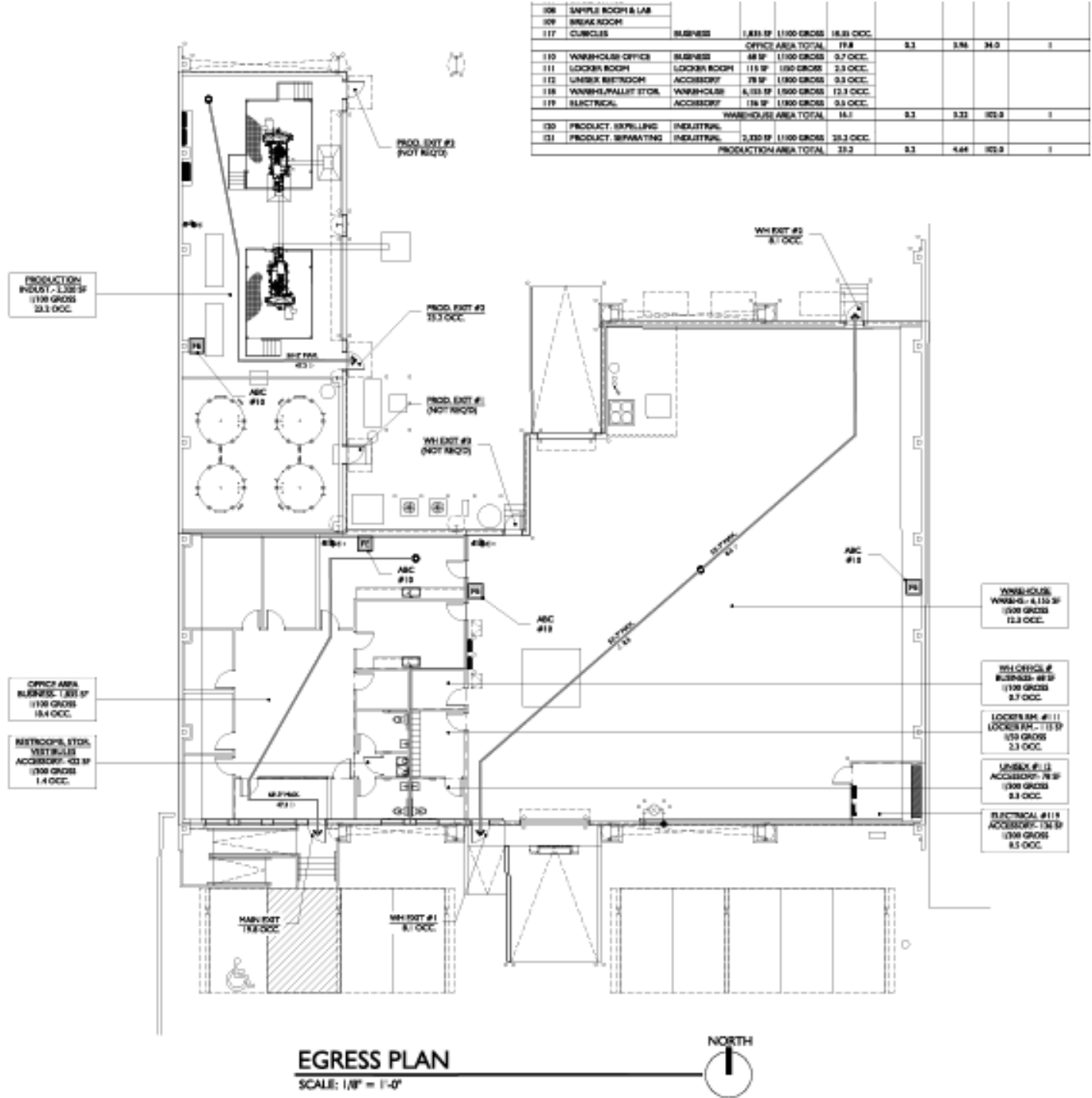
- Newer modern building—2019 construction
- Bonus 3,680 SF attached covered canopy area in rear yard
- 20' clear height and clear span interior
- Heavy power with newer/modern electrical switchgear
- Dock and grade loading
- Oversized loading doors with motorized openers throughout
- Fenced rear yard area with separate street access to 20th Street
- Close proximity to Aviation Parkway, Downtown Tucson, and the University of Arizona
- Ideal for service-related businesses—over 303,700+ population within a five-mile radius

Property Details

Building Area	11,074 SF plus 3,680 SF canopy area (14,754 SF under roof)
Site Area	26,279 SF (0.6 acres) Zero lot lines on east and west building ends increase actual usable yard area
Office Buildout	23%
Clear Height	20'
Loading	Two (2) 16'H x 18'W grade doors One (1) 16'H x 10'W grade (ramped) door One (1) 13'H x 12'W dock door All doors have motorized openers
Power	800A 277/480V 3-Phase (with onsite transformer)
Natural Gas	Available
Fire Sprinklers	NFPA 13 with alarm system
Zoning	I-1, Light Industrial, City of Tucson
Property Taxes	\$13,093.86 (2025)

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Floor Plan



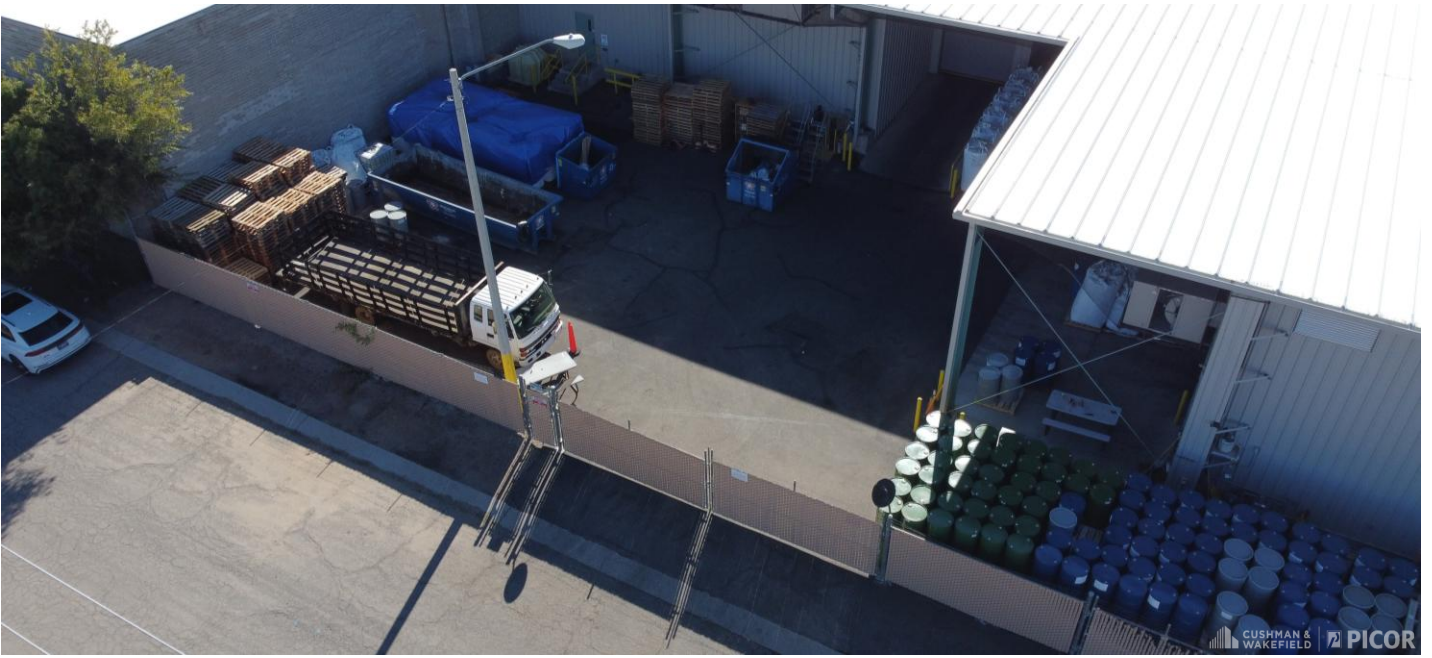
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Property Photos



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- 1. Downtown Tucson: 1.5± miles
- 2. University of Arizona: 1.3± miles
- 3. Catalina Foothills: 5± miles
- 4. Davis-Monthan Air Force Base: 2± miles
- 5. Aviation Corridor: 1,000± feet
- 6. Interstate 10: 2± miles
- 7. Tucson International Airport: 6± miles



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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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