



FOR LEASE

INDUSTRIAL WAREHOUSE/OFFICE LEASE RATE: \$1.05 - \$1.20/SF, MG

Key Features

- Functional Flex / Industrial Configurations
- Near Aviation Parkway
- Grade Level Loading
- Light-Industrial Zoning (I-1)

SUITE	SF	CONFIGURATION	LEASE RATE
101	2,430 SF	50% Warehouse / 50% Office	\$1.10/SF MG
106	2,430 SF	Lab Space (100% HVAC)	\$1.15/SF MG
111	3,030 SF	60% Warehouse / 40% Office	\$1.05/SF MG
118	1,220 SF	90% Warehouse / 10% Office	\$1.20/SF MG
121	1,220 SF	80% Warehouse / 20% Office	\$1.20/SF MG
203	1,220 SF	50% Warehouse / 50% Office	\$1.20/SF MG
206	3,367 SF	90% Warehouse / 10% Office	\$1.10/SF MG
216-218	3,000 SF	55% Warehouse / 44% Office	\$1.10/SF MG



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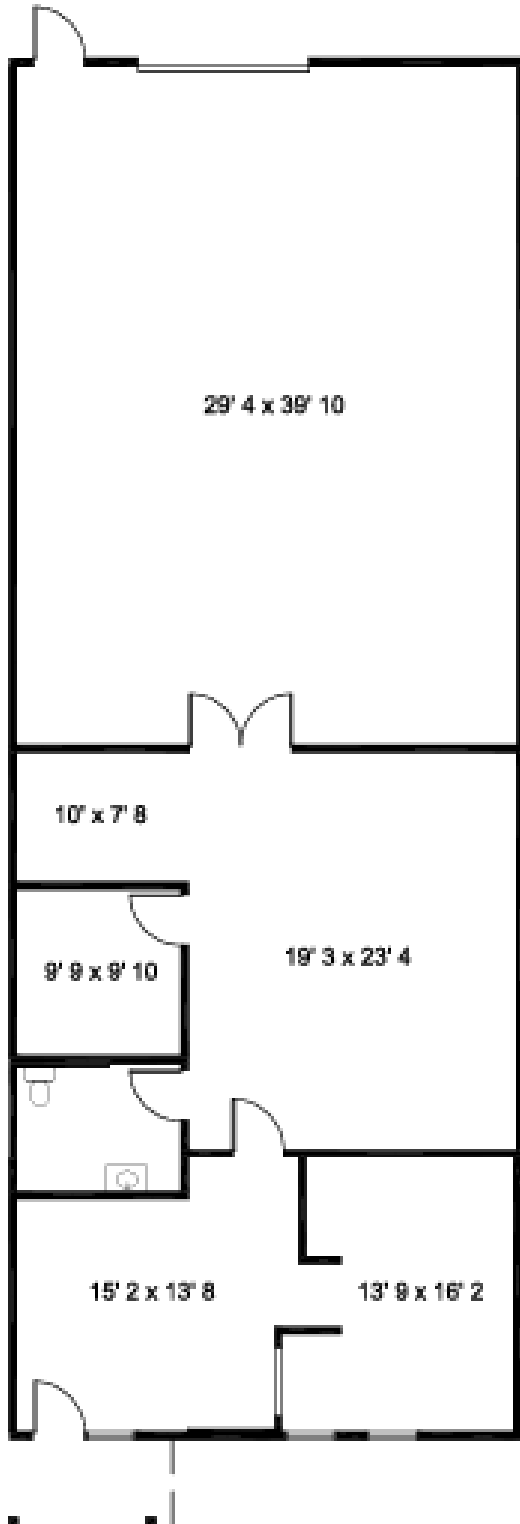
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Floor Plan – Suite 101 – 2,430 SF

\$1.10/SF MG

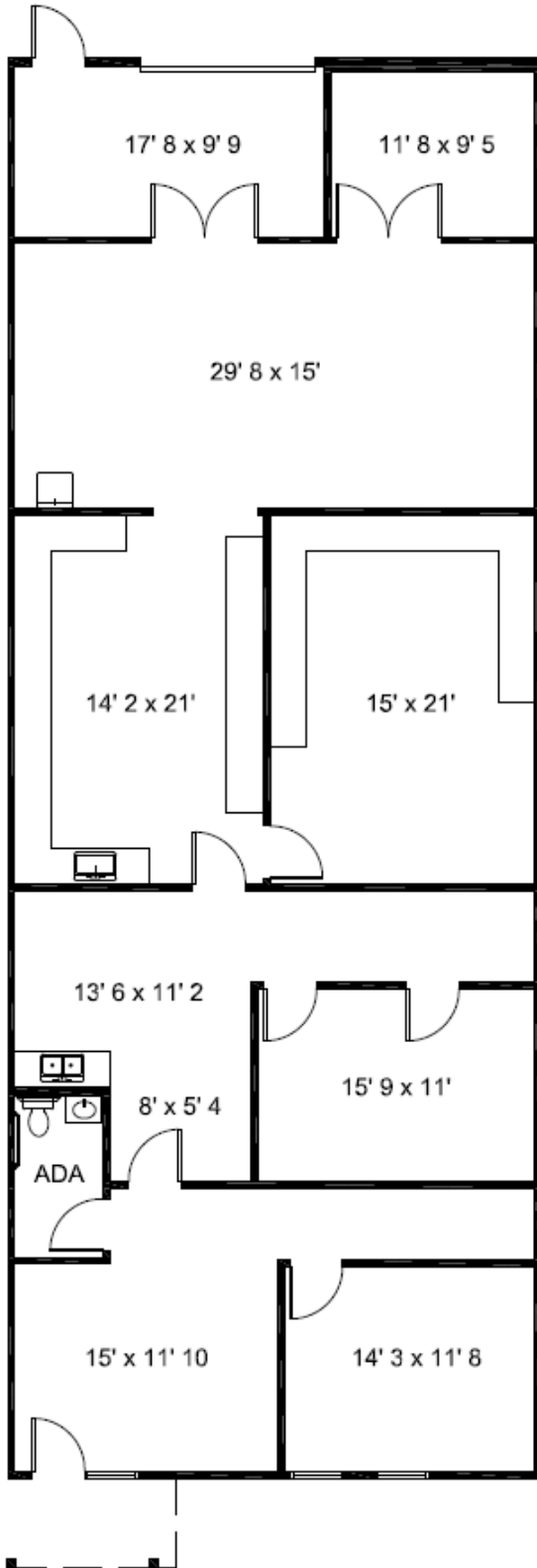
50% Warehouse / 50% Office



Floor Plan – Suite 106 – 2,430 SF

Lab Space – \$1.15/SF MG

100% HVAC

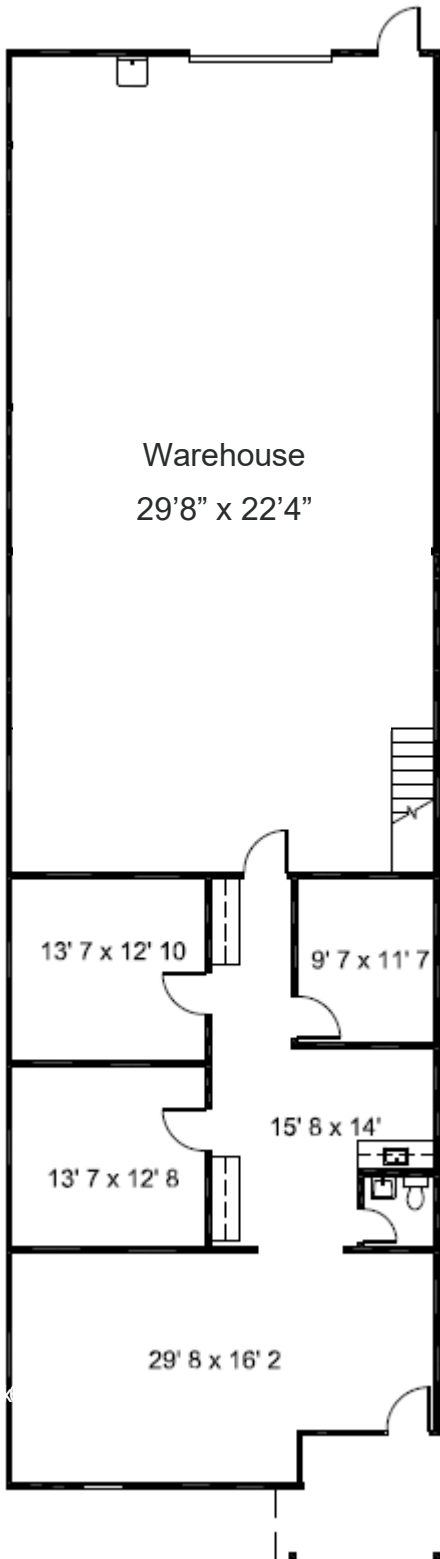


Floor Plan – Suite 111 - 3,030 SF

\$1.05/SF MG

60% Warehouse / 40% Office

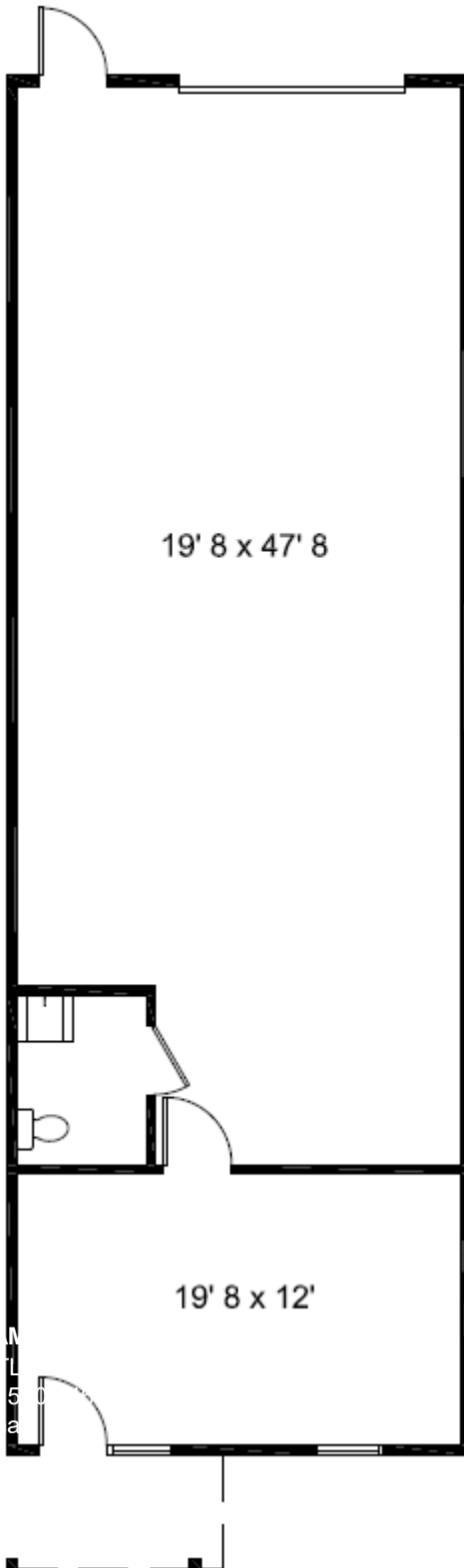
Recently Remodeled



Floor Plan – Suite 118 - 1,220 SF

\$1.20/SF MG

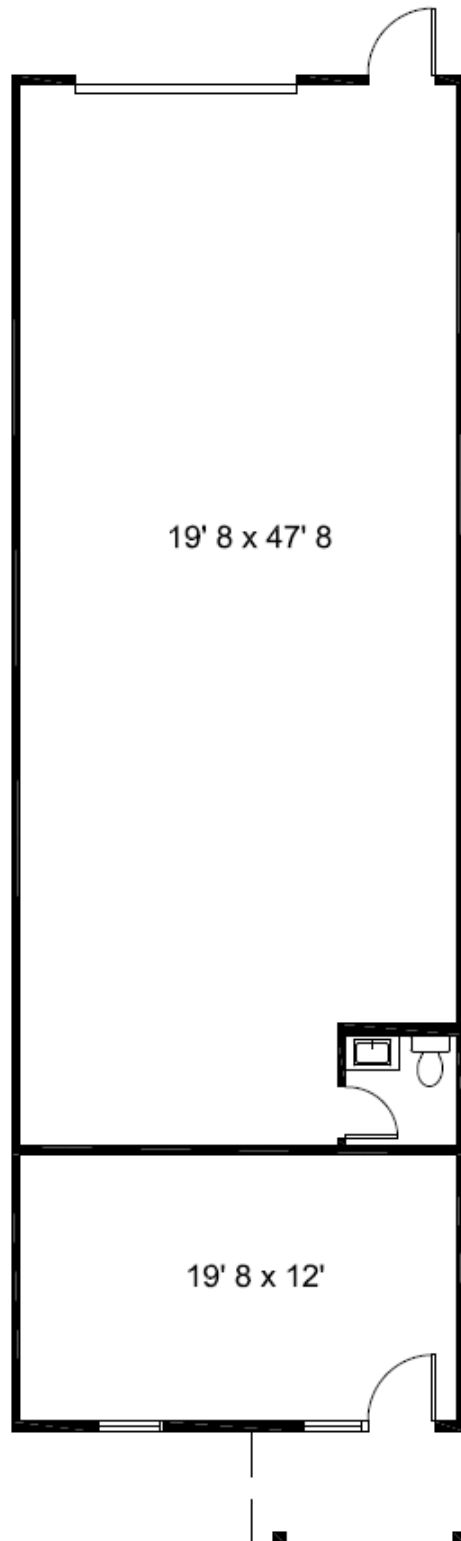
90% Warehouse / 10% Office



Floor Plan – Suite 121 - 1,220 SF

\$1.20/SF MG

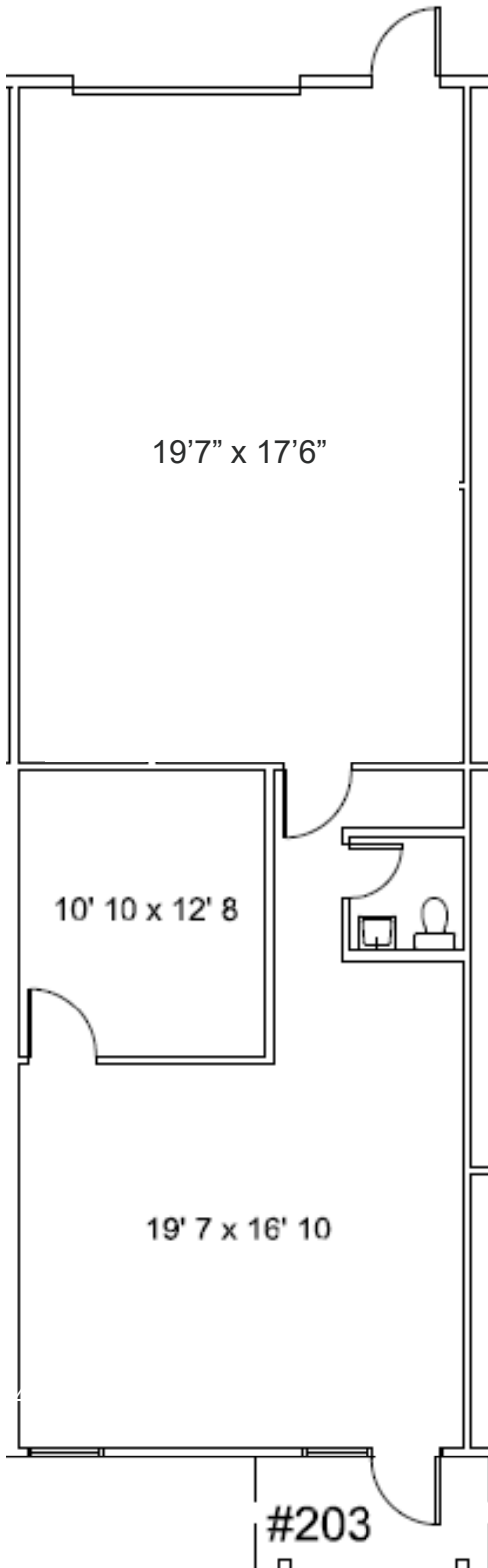
80% Warehouse / 20% Office



Floor Plan – Suite 203 – 1,220 SF

\$1.20/SF MG

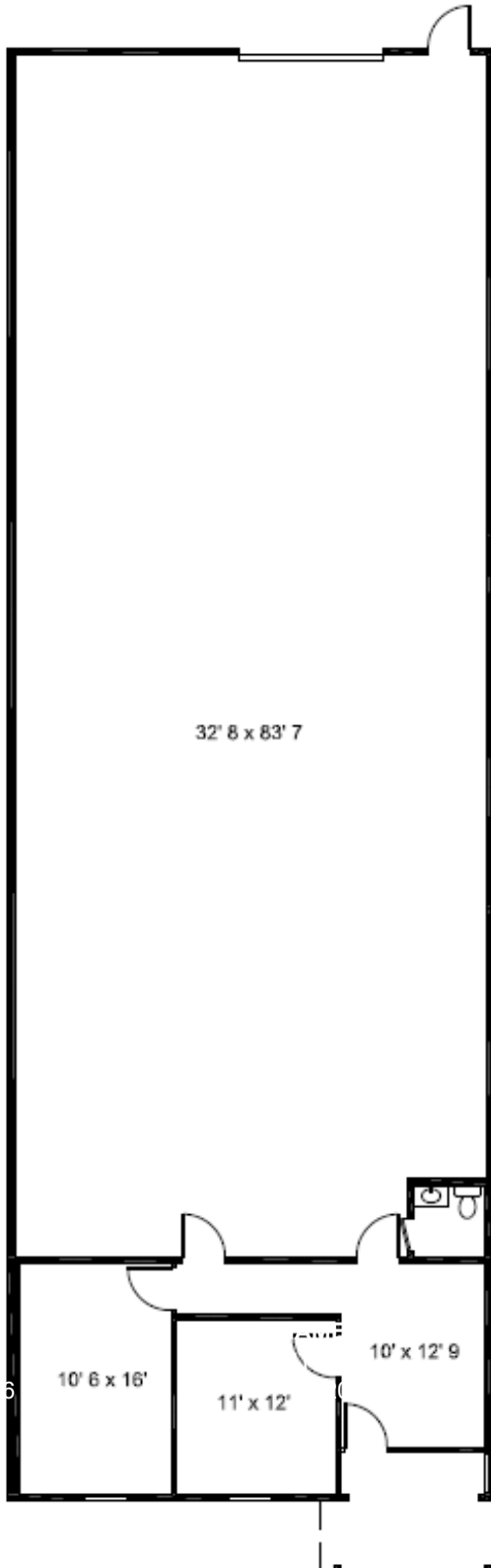
**50% Warehouse / 50% Office
Recently Remodeled**



Floor Plan – Suite 206 – 3,367 SF

\$1.10/SF MG

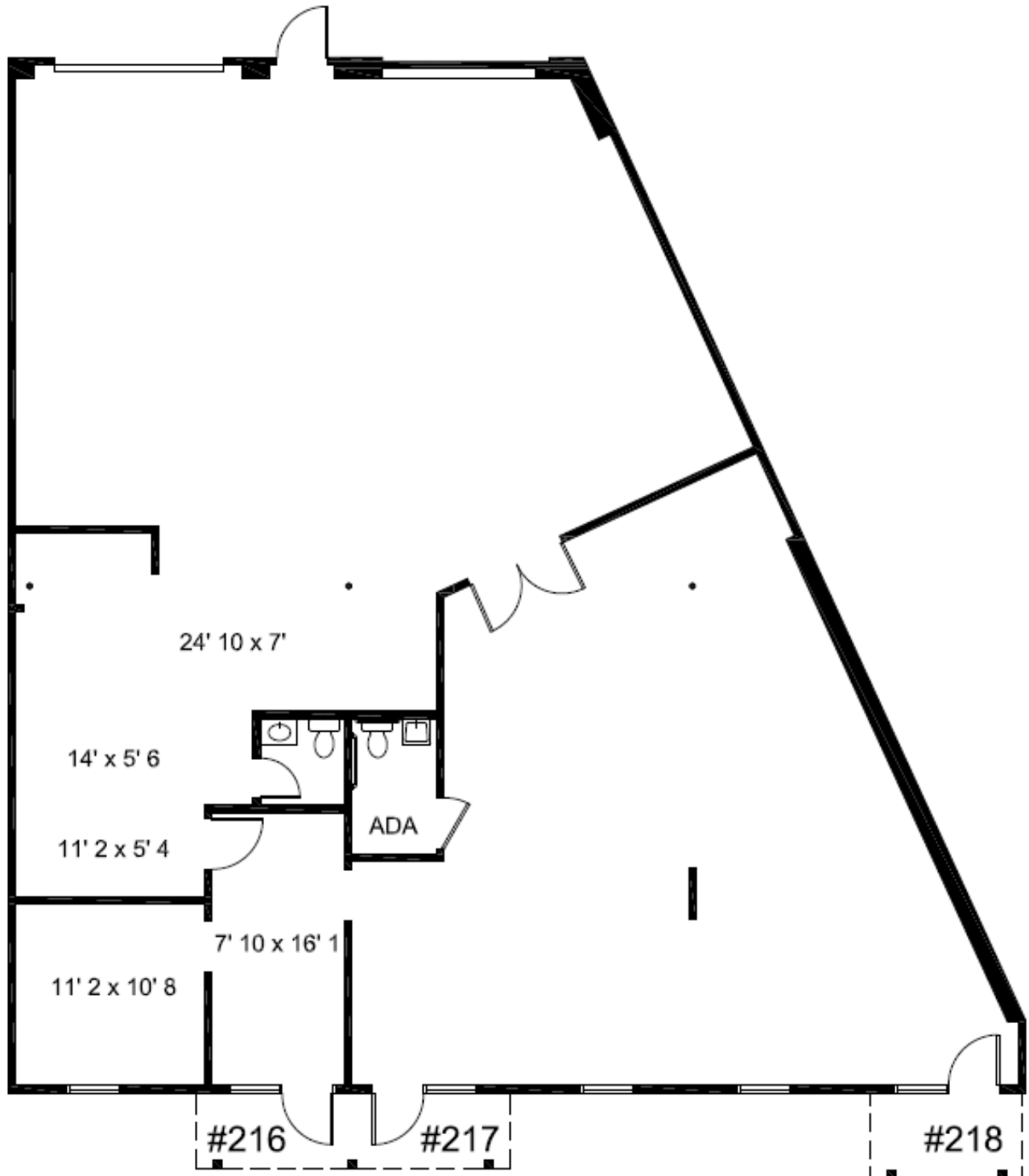
90% Warehouse / 10% Office



Floor Plan – Suite 216-218 – 3,000 SF

\$1.10/SF MG

55% Warehouse / 44% Office



Trade Map



Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE
(YOY)



\$74,000
MEDIAN HOUSEHOLD
INCOME



4.2%
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: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 11/13/2025

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