

# 330

S TOOLE AVE

CUSHING BUSINESS CENTER  
TUCSON, AZ 85701

INDUSTRIAL | FOR LEASE

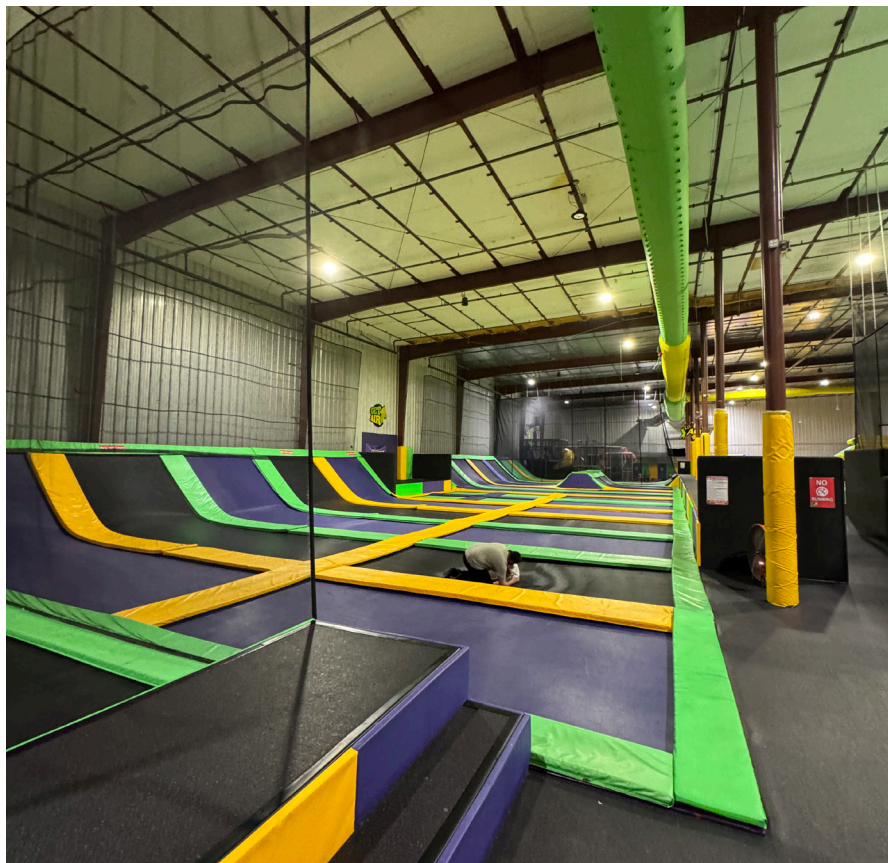


CBRE

# SUMMARY

Cushing Business Center is located within Tucson’s rapidly growing Downtown entertainment district and adjacent to the University of Arizona. With world class restaurants, bars, and theaters within walking distance, this project features a unique work/ play business environment. Current tenants include an indoor climbing gym, beverage distributors, a brewery, a cross-training gym and locally seeded startups. Previous tenant was an indoor trampoline and party space.

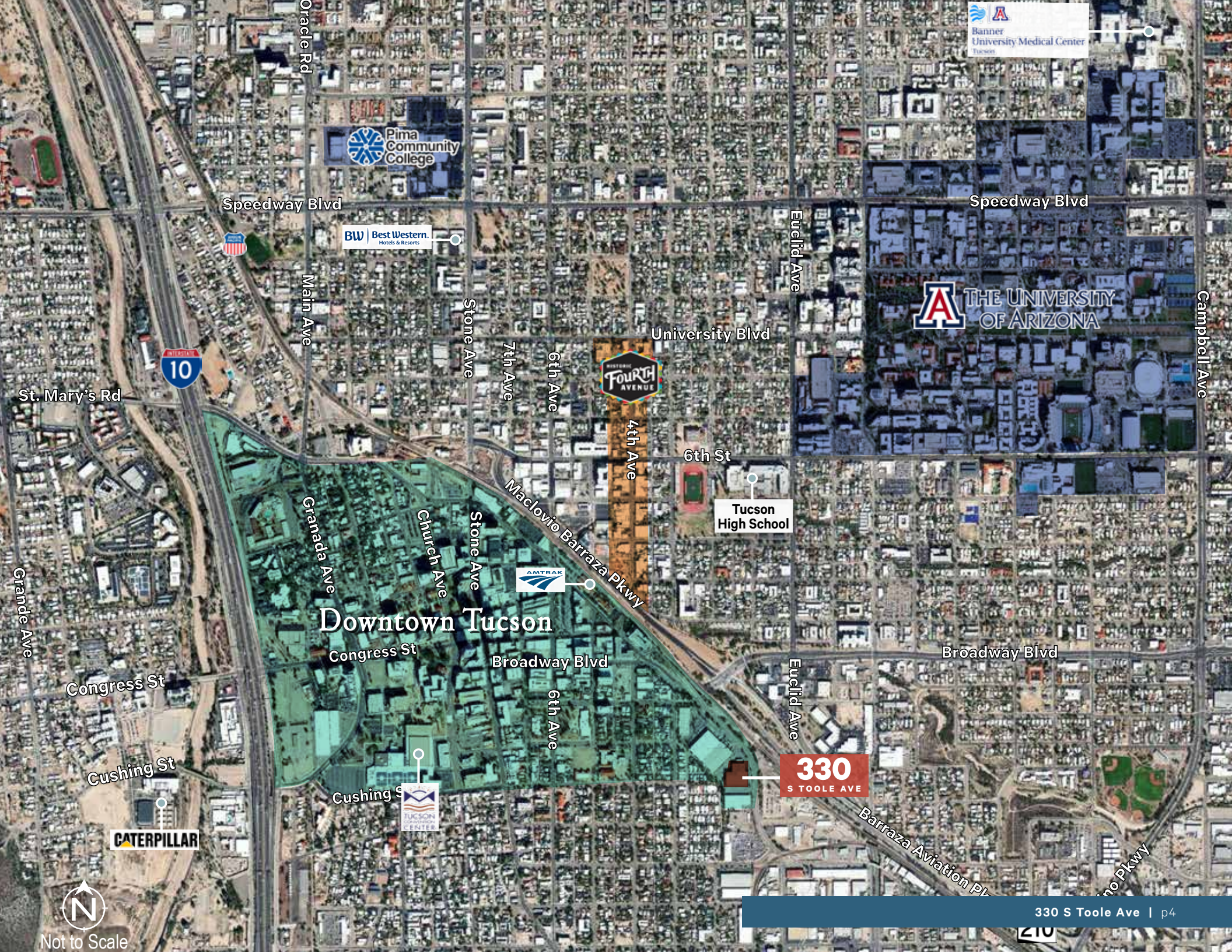
Cushing Business Center is in a free trade zone and has direct access to the aviation corridor and Interstates 10 and 19 allowing for quick East/West and North/South travel. The project has 32 foot clear ceiling heights, multiple dock and grade loading positions, flexible size configurations may be available.



## PROPERTY OVERVIEW

Available	Suite 300 - ±26,250 SF
Lease Rate	Contact Broker
Clear Height	32 ft
Loading	3 Docks (10'x12' doors), 1 Truck Well (4 doors)
Cooling	100%
Parking	1.27/1,000 SF
Power	3-Phase
Zoning	I-1, I-2, City of Tucson
Year Built	1991





Banner University Medical Center  
Tucson

Pima Community College

Speedway Blvd

BW Best Western  
Hotels & Resorts

Speedway Blvd

THE UNIVERSITY OF ARIZONA

University Blvd



St. Mary's Rd



Main Ave

Stone Ave

7th Ave

6th Ave

4th Ave

6th St

Tucson High School



Granada Ave

Church Ave

Stone Ave

Maclovio Barraza Pkwy

Downtown Tucson

Congress St

Broadway Blvd

6th Ave

Broadway Blvd

Congress St

Euclid Ave

Cushing St

Cushing St



330 S TOOLE AVE

Barraza Aviation Pkwy

CATERPILLAR



Not to Scale

# 330

## S TOOLE AVE

CUSHING BUSINESS CENTER  
TUCSON, AZ 85701



### CONTACT

#### JOHN SLATTERY

Vice President

+1 520 275 8441

[john.slattery@cbre.com](mailto:john.slattery@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**