

AIRPORT COMMERCE CENTER

2700 E. Commerce Center Place
Tucson, AZ 85706
East of Tucson Blvd South of Drexel



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Director of
Leasing and Sales
520.296.0200 x218
isaac@larsenbaker.com

Elaina Elliott
Leasing Associate
520.296.0200 x215
elaina@larsenbaker.com

OR

Rick Volk
520.495.2242
rickvolk@volkco.com



Owner/Agent

AVAILABILITY

Lot Size: **7.5325 Acres**

Building: **±64,977 SF**

Lease Rate: **\$12.00 PSF NNN* (\$1/sf Monthly)**

**Nets are estimated at \$3.25*

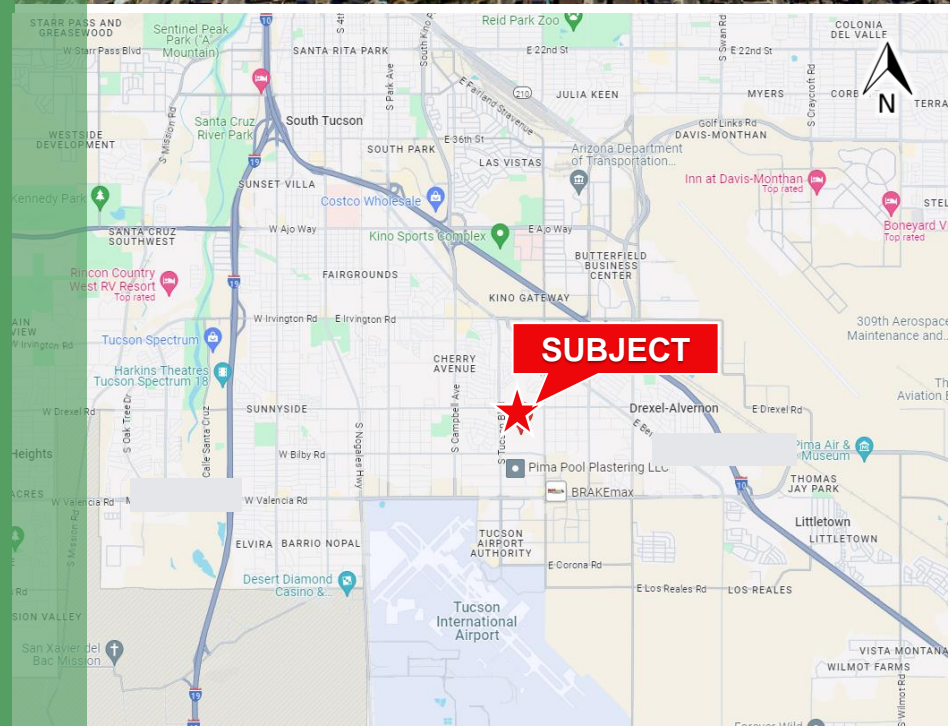
PROPERTY FEATURES

Zoning: **I-1 (Light Industrial, City of Tucson)**

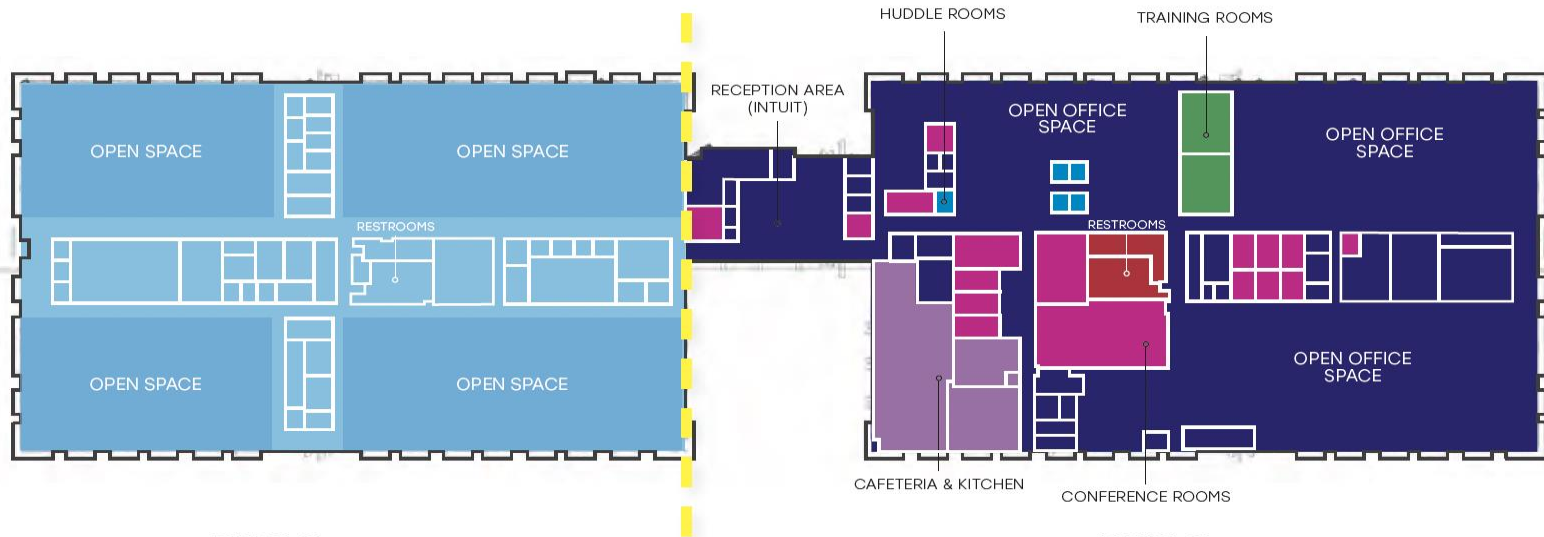
Power: **Est. 2000 Amps 120/208Volt 3-Phase 4-Wire, 350kW UPS Capacity,**

PROPERTY HIGHLIGHTS

- Class A Flex/Office space between Downtown & Airport
- 6 (Level 2) EV charging stations adjacent to building
- Covered parking with solar panels producing 417kW of power
- (2) redundant 750kW Diesel Generators with Belly Tanks
- 7ft tall steel perimeter fence
- 1,700sf dedicated raised floor environment, CRAC units with infrared humidifiers for thermal control
- Carrier neutral facility with 2 existing providers on premise
- FM-200 clean agent fire suppression system and dual-interlock sprinkler system
- Potential dock and grade loading
- 18' Clear Height



FLOORPLAN



BLDG. 2700
CURRENT LAYOUT

BLDG. 2800
INTUIT OCCUPIED



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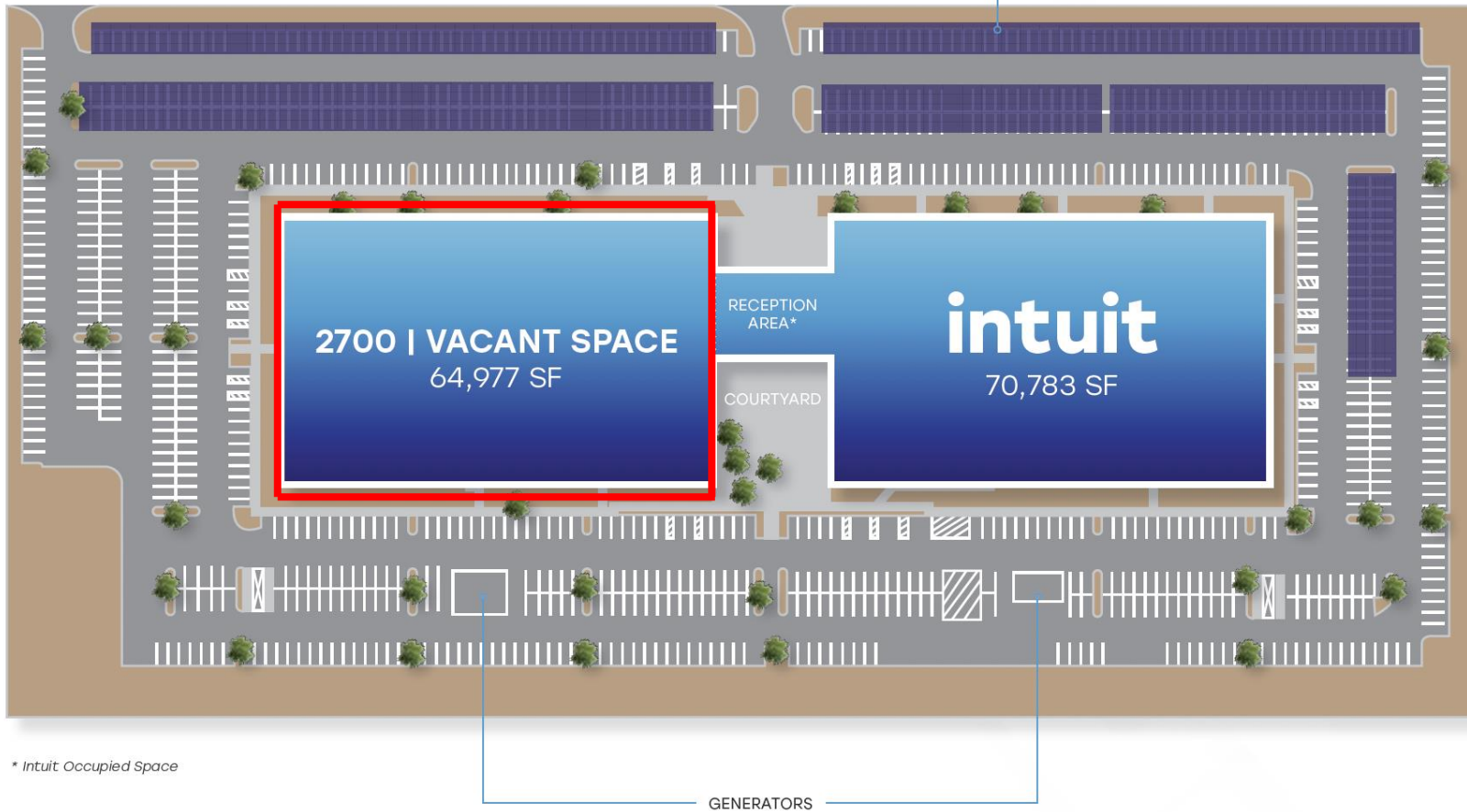
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FLOORPLAN

COVERED PARKING WITH SOLAR PANELS



* Intuit Occupied Space

GENERATORS



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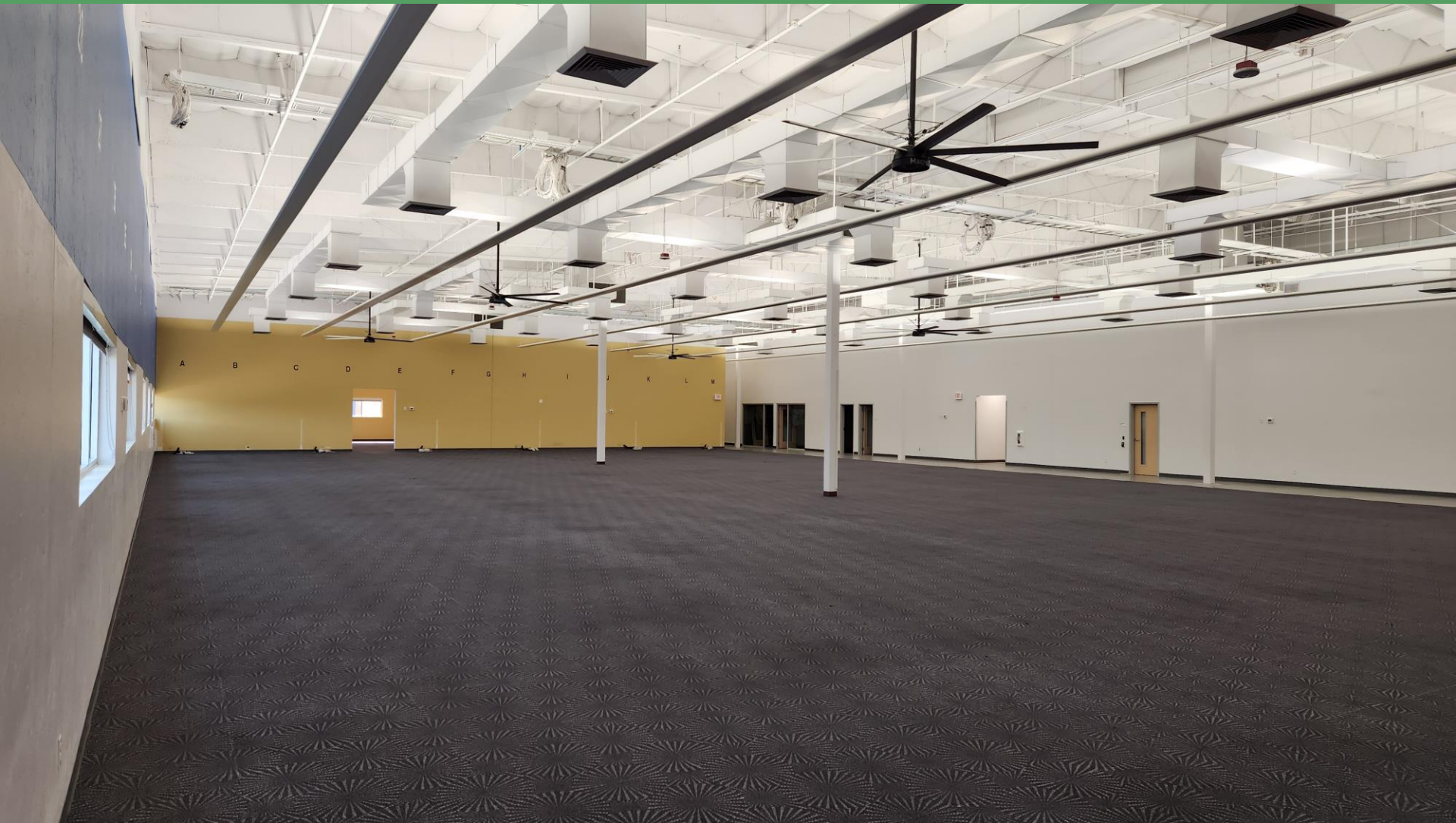
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PROPERTY PHOTOS- OPEN FLOORPLAN



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PROPERTY PHOTOS



*6 EV Charging Stations
& Solar Panel Covered
Parking*

Courtyard



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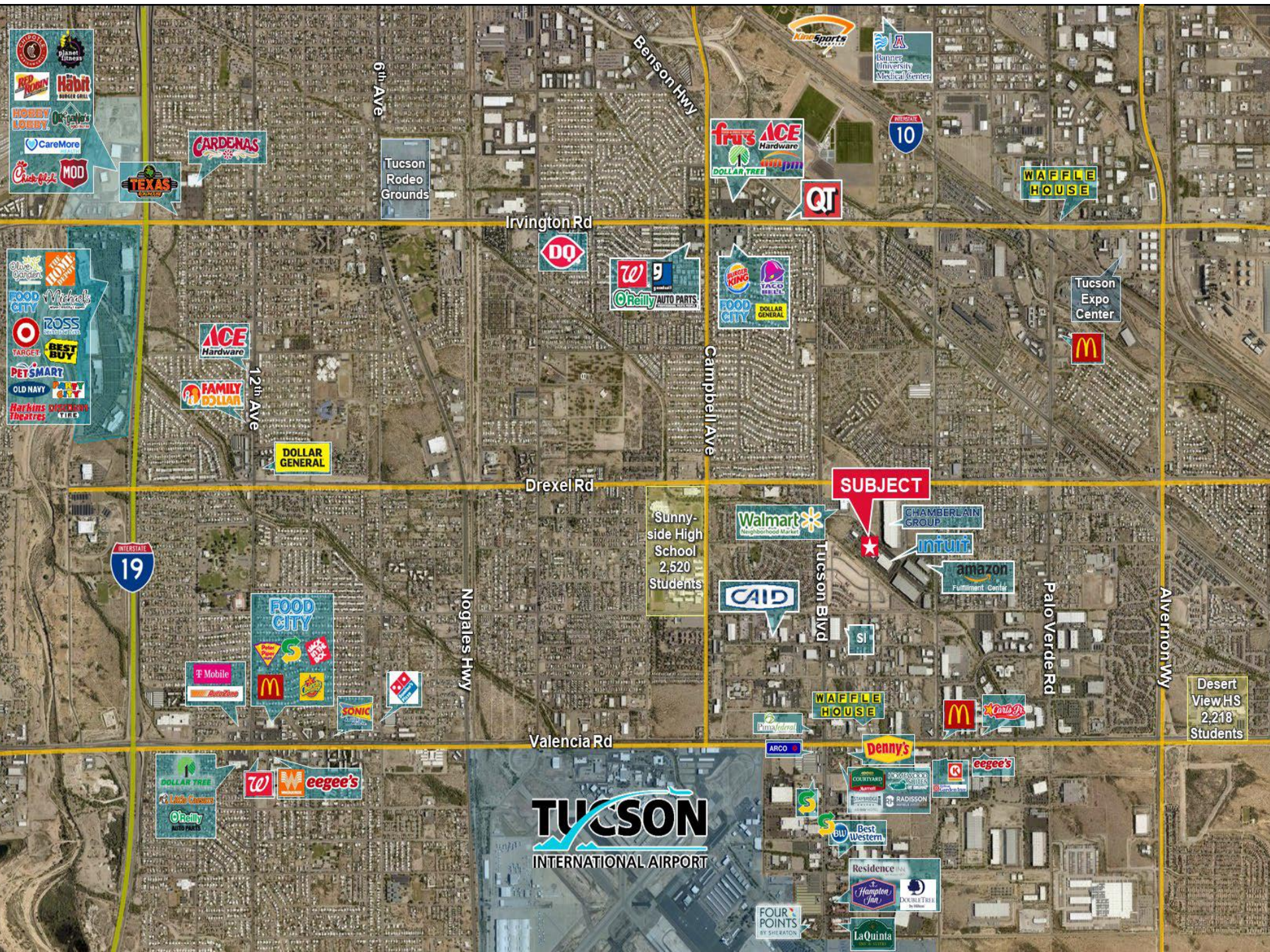
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CARDENAS

6th Ave
Tucson Rodeo Grounds

Benson Hwy

WAFFLE HOUSE

ACE Hardware

FAMILY DOLLAR

12th Ave

DOLLAR GENERAL

Irvington Rd

DQ

Campbell Ave

Tucson Expo Center

McDonald's

Drexel Rd

Sunny-side High School
2,520 Students

SUBJECT

Walmart Neighborhood Market

CHAMBERLAIN GROUP

intuit

amazon Fulfillment Center

CAID

Tucson Blvd

SI

Palo Verde Rd

Alvernon wY

Desert View HS
2,218 Students

INTERSTATE 19

T-Mobile

SONIC

Nogales Hwy

Valencia Rd

TUCSON INTERNATIONAL AIRPORT

Papa John's

WAFFLE HOUSE

McDonald's

Carib's

Walmart

weegee's

ARCO

Denny's

eegee's

COURTYARD

RADISSON

Best Western

Residence Inn

Hampton Inn

La Quinta

FOUR POINTS BY SHERATON