



FOR SALE

3,645 SF

SALE PRICE: \$600,000

Key Features

- Prime Palo Verde Industrial Submarket
- Immediate Access to Ajo Way & Palo Verde Rd Corridors
- Minutes to I-10, Aviation Pkwy, & Tucson International Airport
- Central Infill Location
- Ideal for Contractors, Flex Users, Light Manufacturing, Wholesaling
- **132-06-1030 has an existing structure on the property which is not included in the overall square footage*

Property Details

Utilities	Separate utilities to each parcel
Parcel / Lot Size	0.54 AC (Combined)
Clear Height / Ceiling Height	10-12'
Loading	Grade
Utilities	Separate, including septic
HVAC	2 buildings
Power	200 AMPs for parcel's ending in 40 & 20
Construction	Masonry & metal
Year Built	1978 per assessor
Existing Structure	Structure not included in total SF
Zoning	CI-1
Parking	Building front & yard
Property Taxes (Yr)	\$3,523.99, \$346.89, \$1,324.92
APN & SF	132-06-1040: 2,649 SF Bldg. 132-06-1030: N/A 132-06-1020: 996 SF Bldg.

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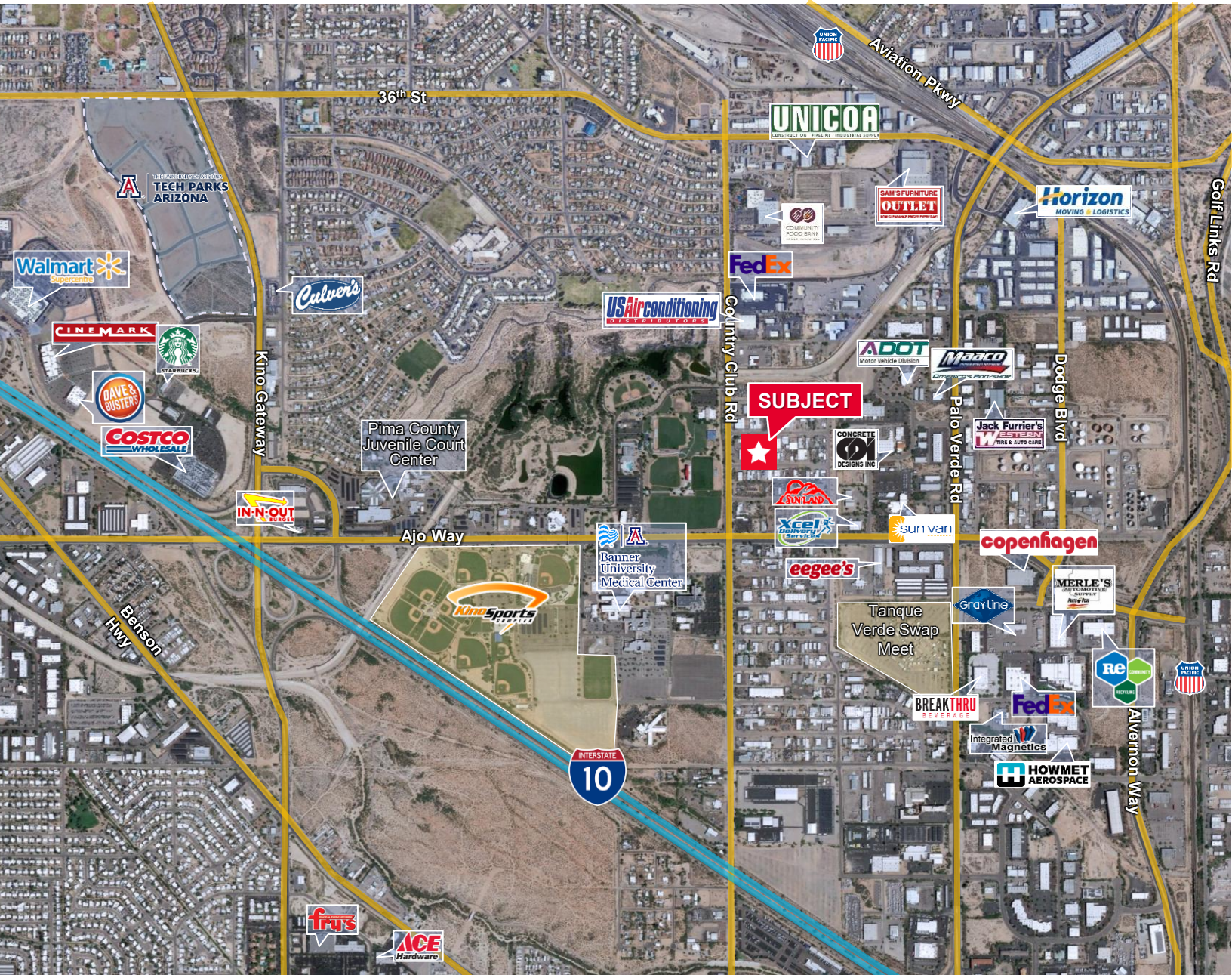
Property Photos



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Trade Map



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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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