

OFFICE / WAREHOUSE



FOR LEASE OR SALE

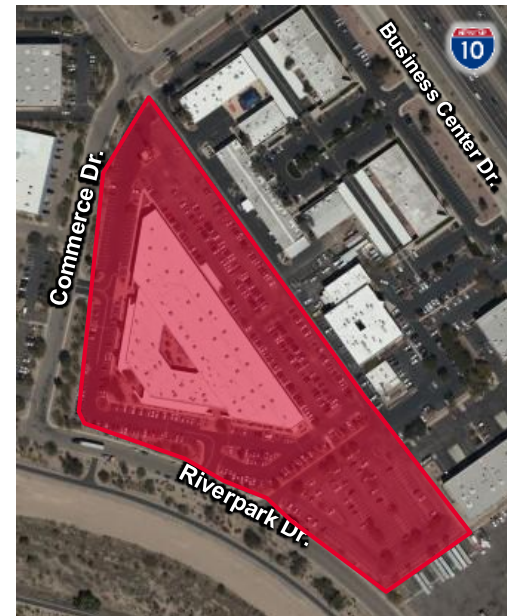
91,200± SF AVAILABLE
LEASE RATE: \$77,950 (85¢ PSF/MO.) NNN
SALE PRICE: \$13 MILLION (\$142 / SF)

Key Features

- Available September 2026
- 100% air conditioned
- HVAC warehouse / manufacturing
- Office: Full height glass walls to interior landscaped courtyard
- Warehouse: Dock and grade loading (15 positions)
- Fiber installed
- Located in the Opportunity Zone

Property Details

Available	Office: 30,000± SF Warehouse: 60,000± SF
Site Size	±10.07 Acres (438,852± SF)
Assessor Parcel No.	103-09-070C & 103-09-064B
Property Taxes	\$138,142.64 (2025)
HVAC	100% air-conditioned
Construction	Concrete tilt-up
Clear / Ceiling Height	20'
Loading	15 loading doors available, Dock (8) and Grade (7)
Power	277/480 volt, 3 phase (heavy)
Year Built	1985
Parking	Additional 2 acres (255 add'l spaces)

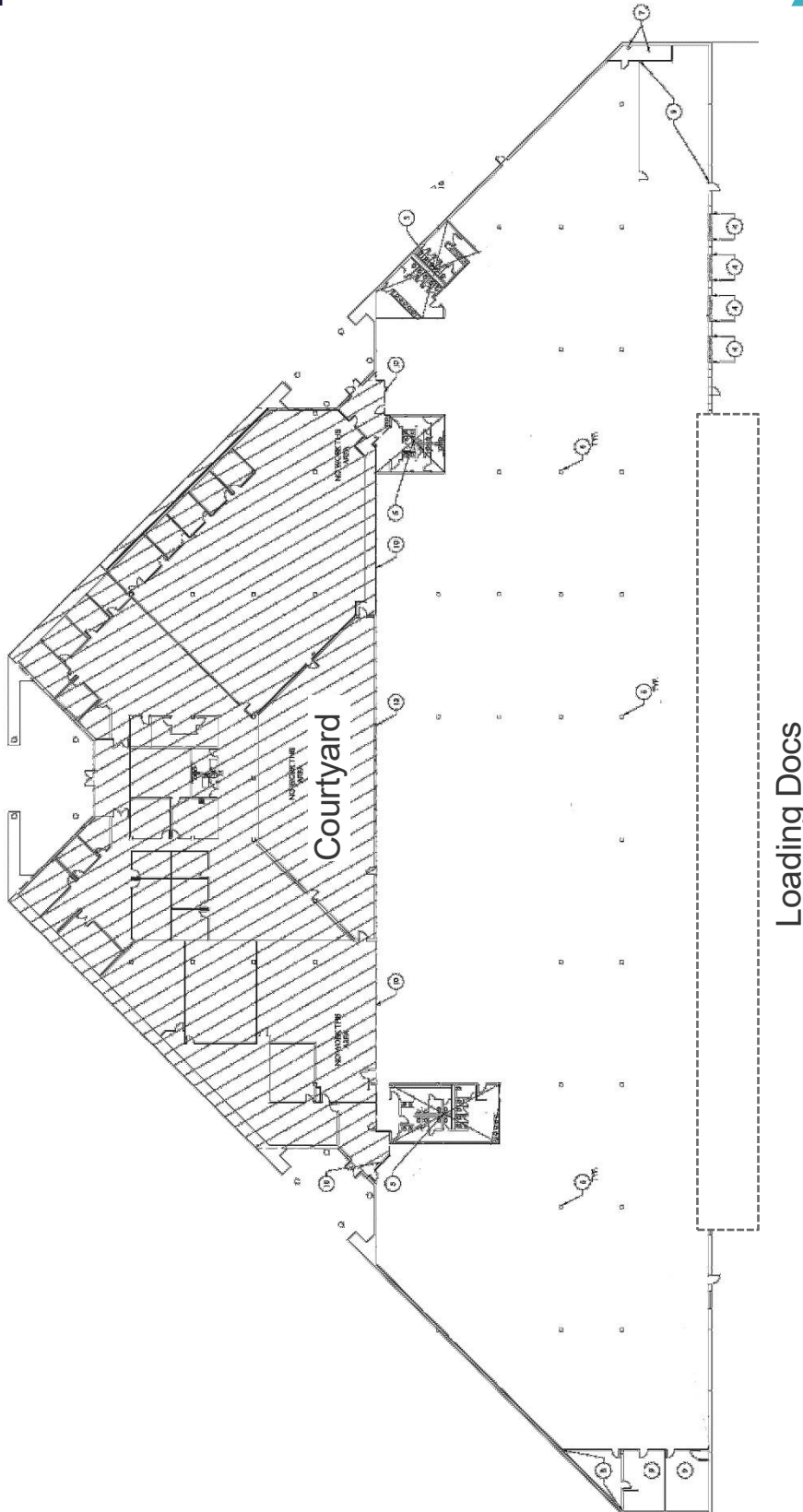


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Floor Plan

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*Not to Scale

Aerial

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Property Photos

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Exterior



Courtyard



Warehouse



Loading Docks

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Nearby Employment 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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