

**FOR LEASE**

5,000 SF

LEASE RATE: \$0.90/SF GROSS

Key Features

- Central Location
- Extremely Functional Loading
- Parking lot recently paved
- Near I-10 Interstate and 210 Interchange

Property Details

Office Area	± 280 SF
Age	1986
Construction	Concrete Tilt-Up
Ceiling Height	18'
Loading	1 Grade, 1 Truck Well
HVAC	AC (office), Evap. (warehouse)
Power	675 AMP, 120/208 Volt, 3-Phase
Zoning	CI-2 (Heavy Industrial)
CAM Fees	5¢ per sf per Month

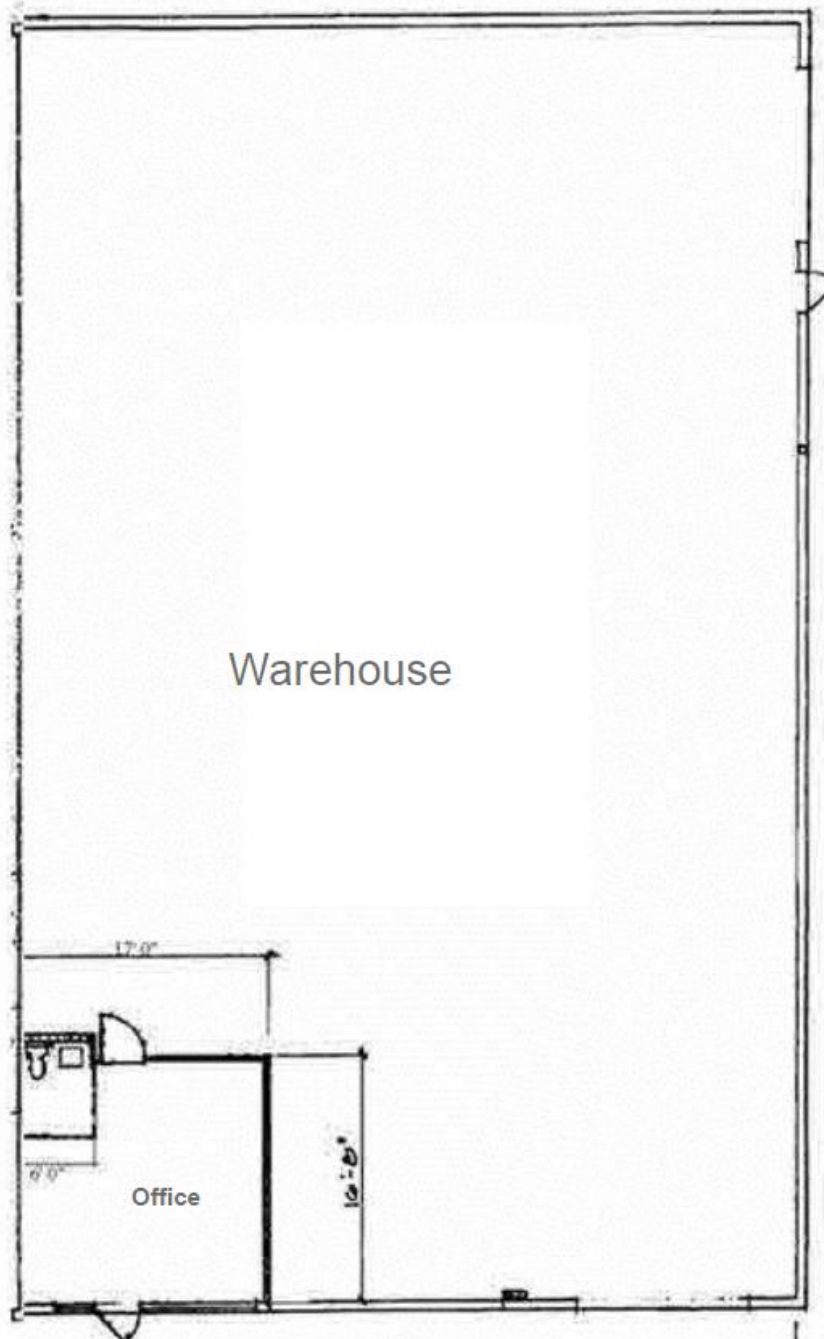


Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

picor.com

Floor Plan



Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

picor.com



Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

Aerial



Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

picor.com

Trade Map



Kameron Norwood
 Investment Sales & Leasing
 +1 520 360 8510
 knorwood@picor.com

Stephen D. Cohen
 Principal, Industrial Properties
 +1 520 546 2750
 scohen@picor.com

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

Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

picor.com