



NEWMARK

SPECIALIZED RAYTHEON INDUSTRIAL FACILITY

1851 S Pantano Rd, Tucson, AZ 85710

Raytheon

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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EXECUTIVE SUMMARY

Specialized Raytheon Industrial Facility

Opportunity to acquire a +124,778 SF fully leased Raytheon industrial facility in Tucson, Arizona with a recent 5-year lease extension. The lease is guaranteed by Raytheon Company under a NNN lease structure. This facility helps support the largest missile production mission in the world and is a part of a presence in Tucson that employs over 12,000 jobs. Raytheon Tucson has been awarded over \$11B in government contracts in 2026. Raytheon is in the process of adding significant capital investment to the facility and adding 75 new employees to support the growing operations at this location. This facility contains lab space and a specialized printing operation.



- Lease guaranteed by Raytheon Company
- NNN lease structure
- 3% annual escalations
- Recent 5-year lease extension
- High security infrastructure
- Specialized/expensive buildout
- Significant tenant investment



SALE PRICE:
\$13,787,966



NOI:
\$827,278



CAP RATE:
6%



BUILDING SIZE:
124,778 SF

PROPERTY INFORMATION

Address:	1851 S Pantano Rd Tucson, AZ 85710
Building Size:	124,778 SF
Site Size:	7.87 acres
Year Built/Renov.:	1985/2011
Parking:	200 spaces
Stories:	1/2
Tenancy:	Single
Occupancy:	100%
Lease Expiration:	September 30, 2031
NOI:	\$827,278

1851 S Pantano Rd, Tucson, AZ 85710



Raytheon

AERIAL PHOTO

1851 S Pantano Rd, Tucson, AZ 85710



LEASE OVERVIEW



TENANT OVERVIEW

RTX's Tucson operations serve as a key program execution, compliance, and supply chain governance hub supporting major defense programs. The facility focuses on Government Property (GFP) management, IUID lifecycle oversight, and full FAR/DFARS compliance through disciplined PIEE reporting, inventory accountability, and audit readiness. Teams in Tucson manage complex subcontracting and international procurement activities, including supplier negotiations, export/import compliance, and regulatory oversight across multiple contract types. The site also integrates advanced data analytics and automated reporting tools to monitor performance metrics, strengthen internal controls, and enhance property and logistics accountability. Through coordinated efforts spanning procurement, material management, fleet and transportation compliance, audit support, and continuous improvement initiatives, the Tucson facility provides end-to-end operational governance-ensuring RTX programs execute efficiently, compliantly, and at scale in support of U.S. and allied defense missions.

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LEASE SUMMARY

Tenant:	Raytheon Company
Lease Size:	124,778 SF
Lease Structure:	NNN
Lease Expiration:	September 30, 2031
Lease Term Remaining:	-5.5 years
Rental Increase:	3% annual escalations
Renewal Option:	(3) 5-year options

	Top Government Contractors	Number of Actions	Dollars Obligated
1	LOCKHEED MARTIN CORP	41,972	\$52,479,365,101.92
2	RTX CORPORATION	27,634	\$25,433,238,417.40
3	THE BOEING COMPANY	22,994	\$24,758,962,470.98
4	NORTHROP GRUMMAN CORP	11,036	\$19,669,506,853.35
5	GENERAL DYNAMICS CORP	11,020	\$19,539,929,456.61

ABOUT THE AREA

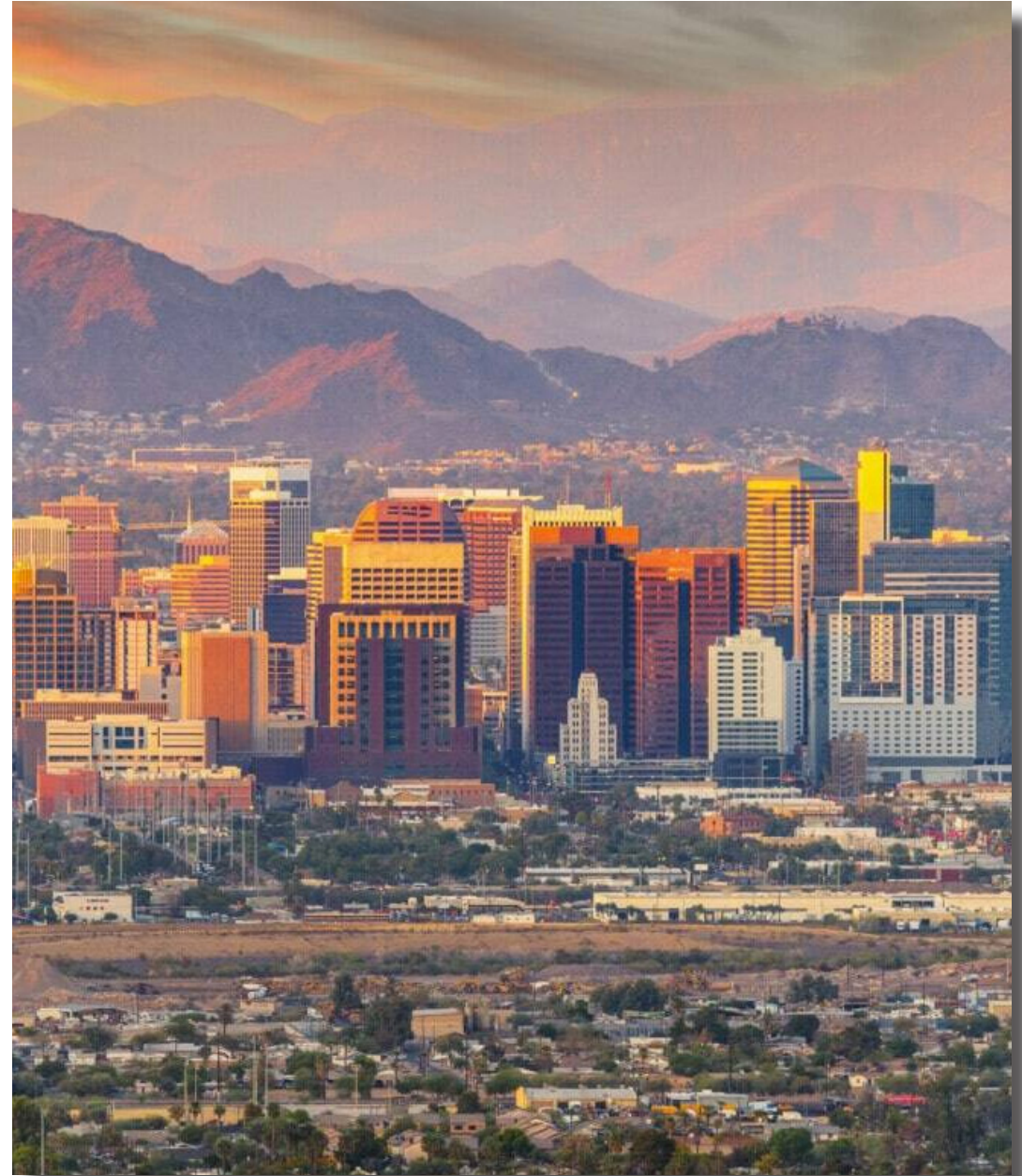
Tucson, Arizona

Tucson, Arizona is a nationally significant center for defense, aerospace, and advanced manufacturing, with Raytheon serving as the region's dominant economic and strategic anchor. The city hosts Raytheon's Missile Defense and Advanced Technology operations, one of the company's largest and most critical campuses globally. This presence has positioned Tucson as a cornerstone of U.S. missile systems development, testing, and production, directly supporting long-term Department of Defense missions and sustained federal investment.

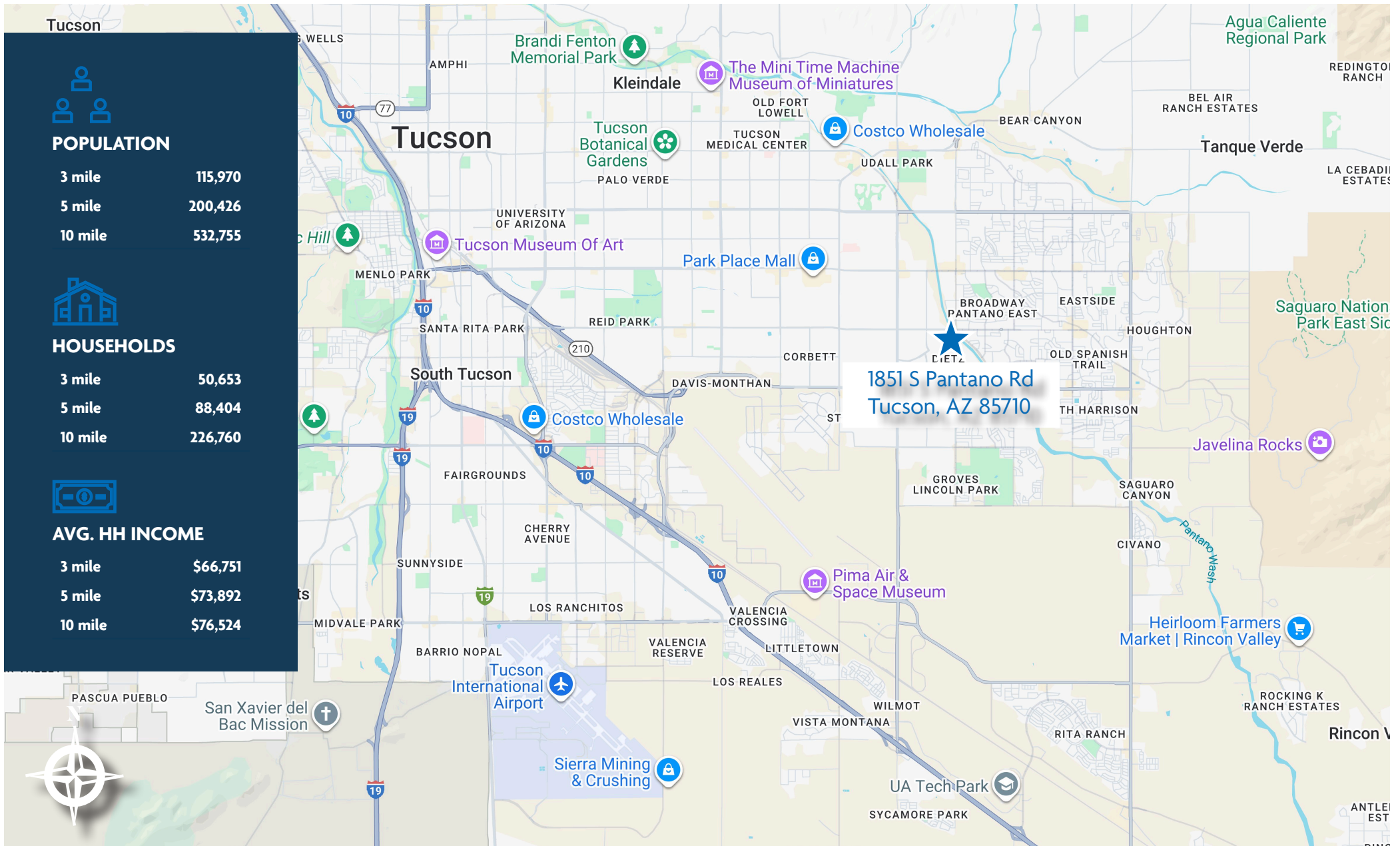
Raytheon's Tucson operations employ tens of thousands of engineers, technicians, and specialized manufacturing personnel and support a dense ecosystem of defense contractors, suppliers, and research partners. The facilities in the market are integral to programs spanning missile defense, radar systems, hypersonics, and advanced guidance technologies, reinforcing the irreplaceable nature of Raytheon's footprint in the region. Tucson's highly skilled labor pool, fed by the University of Arizona's engineering and optics programs, further strengthens Raytheon's long-term operational commitment to the area.

The broader Tucson economy is deeply intertwined with Raytheon's presence, benefiting from stable, recession-resistant employment and consistent federal contract activity. Proximity to Davis-Monthan Air Force Base, home to the 309th Aerospace Maintenance and Regeneration Group, further underscores the city's strategic military importance and reinforces demand for secure, mission-critical facilities.

Tucson offers the infrastructure and environment necessary to support large-scale defense operations, including reliable transportation networks, proximity to Tucson International Airport, and a regulatory climate supportive of aerospace and defense users. Combined with Raytheon's entrenched, decades-long presence and ongoing investment, Tucson represents a highly durable market for mission-critical defense real estate with long-term tenancy stability.



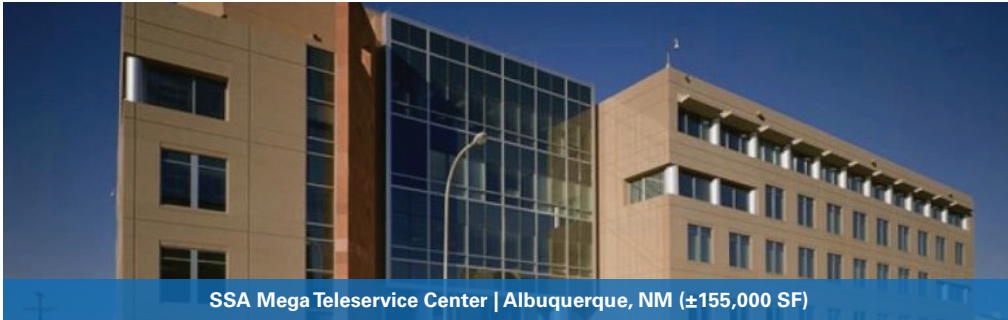
AREA DEMOGRAPHICS



SAMPLE TEAM CLOSINGS



SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Government Contractor Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+
PROFESSIONALS

~170
OFFICE LOCATIONS

\$2.8B+
ANNUAL REVENUES

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

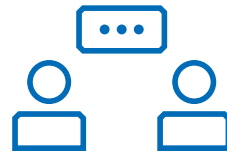
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

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