

INDUSTRIAL / OFFICE

FOR LEASE

±1,200 - 4,800 SF
LEASE RATE: \$1.25/SF/MO (INCLUDING NNN CHARGE)

Key Features

- Over 40,000 vehicles per day along Speedway Blvd
- 2-miles from University of Arizona
- Public transportation accessible
- Well-manicured, business park environment
- Zoning C-2, City of Tucson

Suite	Size (SF)	Type	Price/SF/Mo	Lease Type	Rent/Mo
209-210	±1,880	Industrial / Flex	\$1.25	NNN	\$2,350
310-313*	±1,200 – ±4,800	Industrial / Flex	\$1.25	NNN	\$1,500
414-415	±2,570	Industrial / Flex	\$1.25	NNN	\$3,212.50

**Suites 311-313 can be combined 3,600 SF, max contiguous 4,800 SF*

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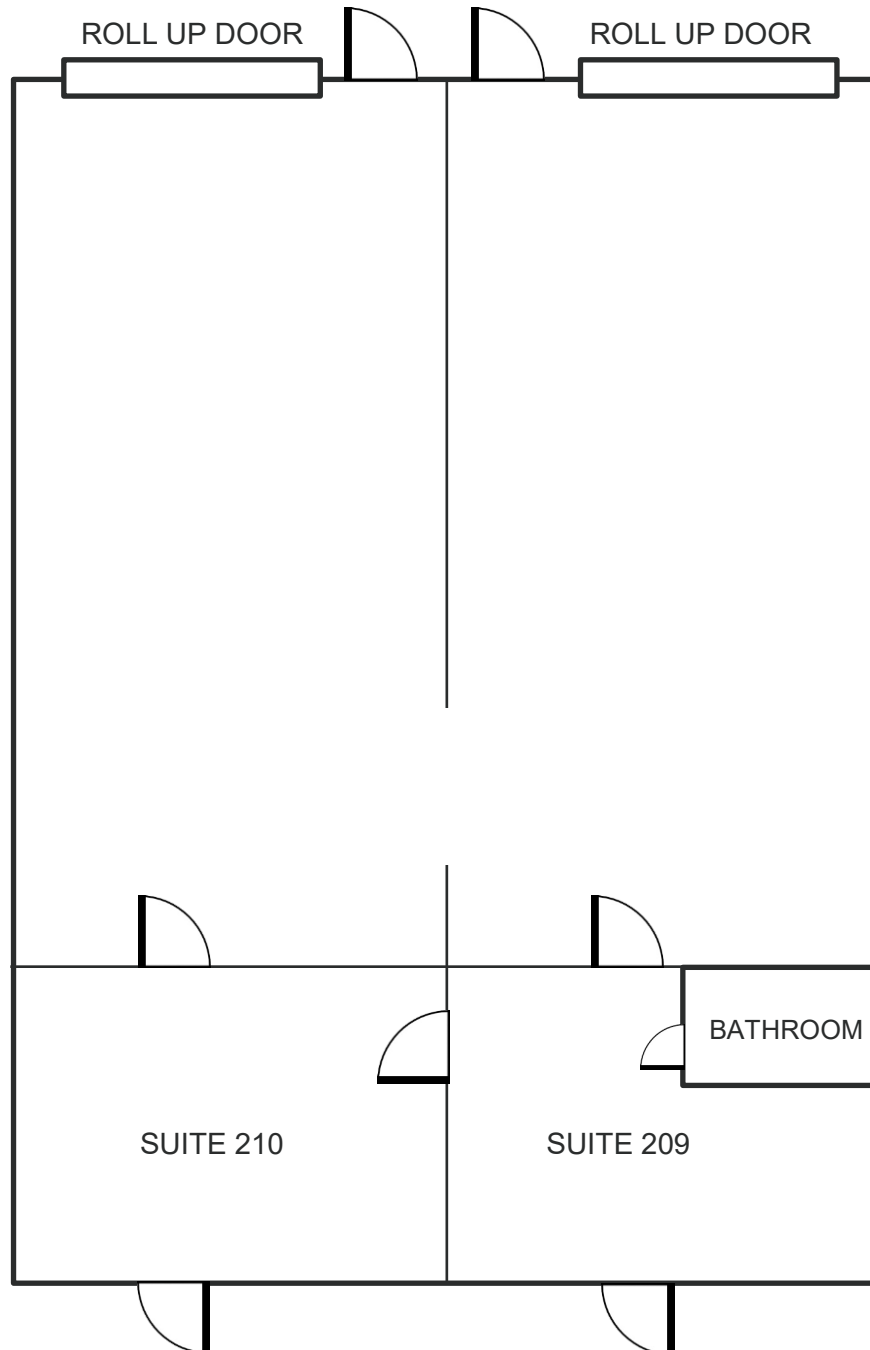
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Floor Plan – Suite 209-210 – ±1,880 (940 SF per suite)

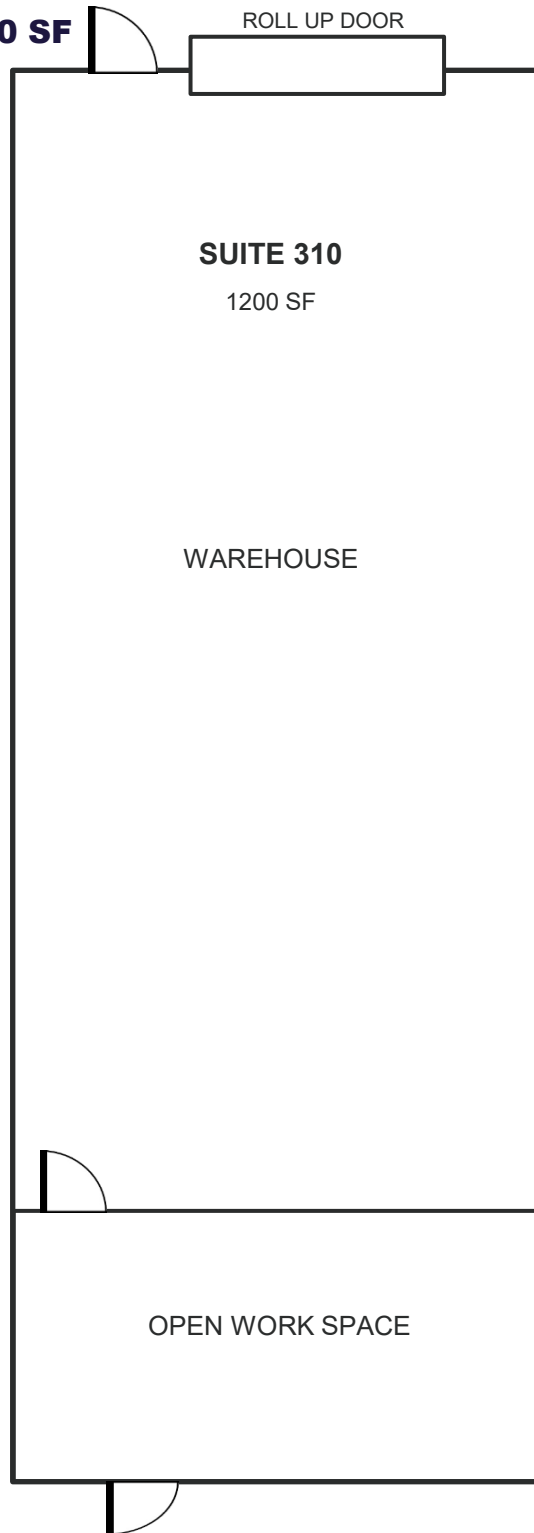


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Floor Plan – Suite 310 – ±1,200 SF

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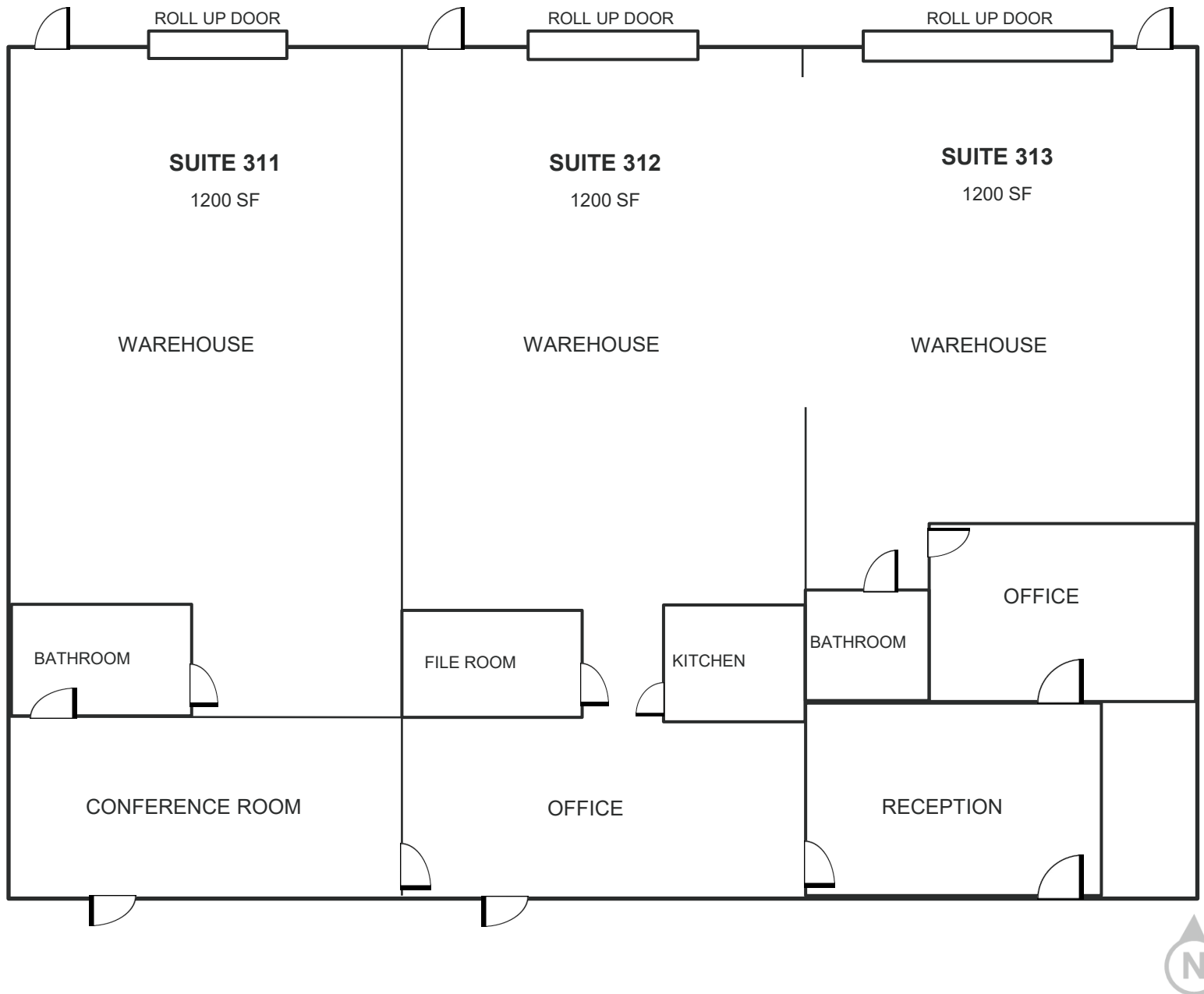
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Floor Plan – Suites 311-313* – ±3,600 (1200 SF per suite)

*Suites can be combined 3,600 SF, max contiguous 4,800 SF



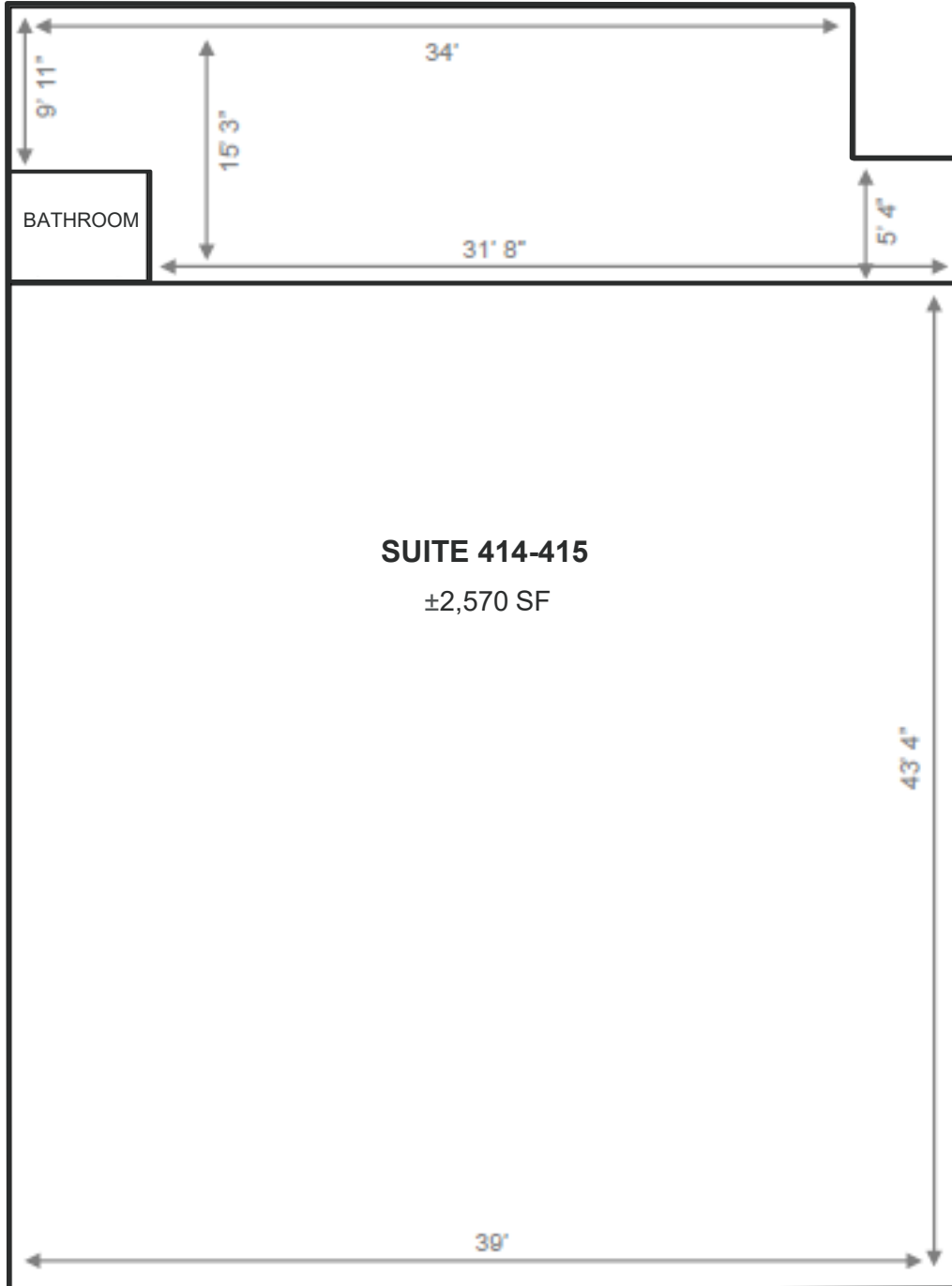
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Floor Plan – Suite 414/415 (*Combined*) – ±2,570



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA – 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 04/23/2025

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