



3850 E 44TH STREET
Tucson, Arizona 85713

**INDUSTRIAL SUITE WITH
FENCED YARD**



FOR LEASE



15,022 SF INDUSTRIAL SUITE

\$10,365.18 (\$0.69/SF) PER MONTH, NNN

Key Features

- Centrally located distribution building
- Functional loading
- Fenced yard
- CI-2 (heavy industrial) zoning

Property Details

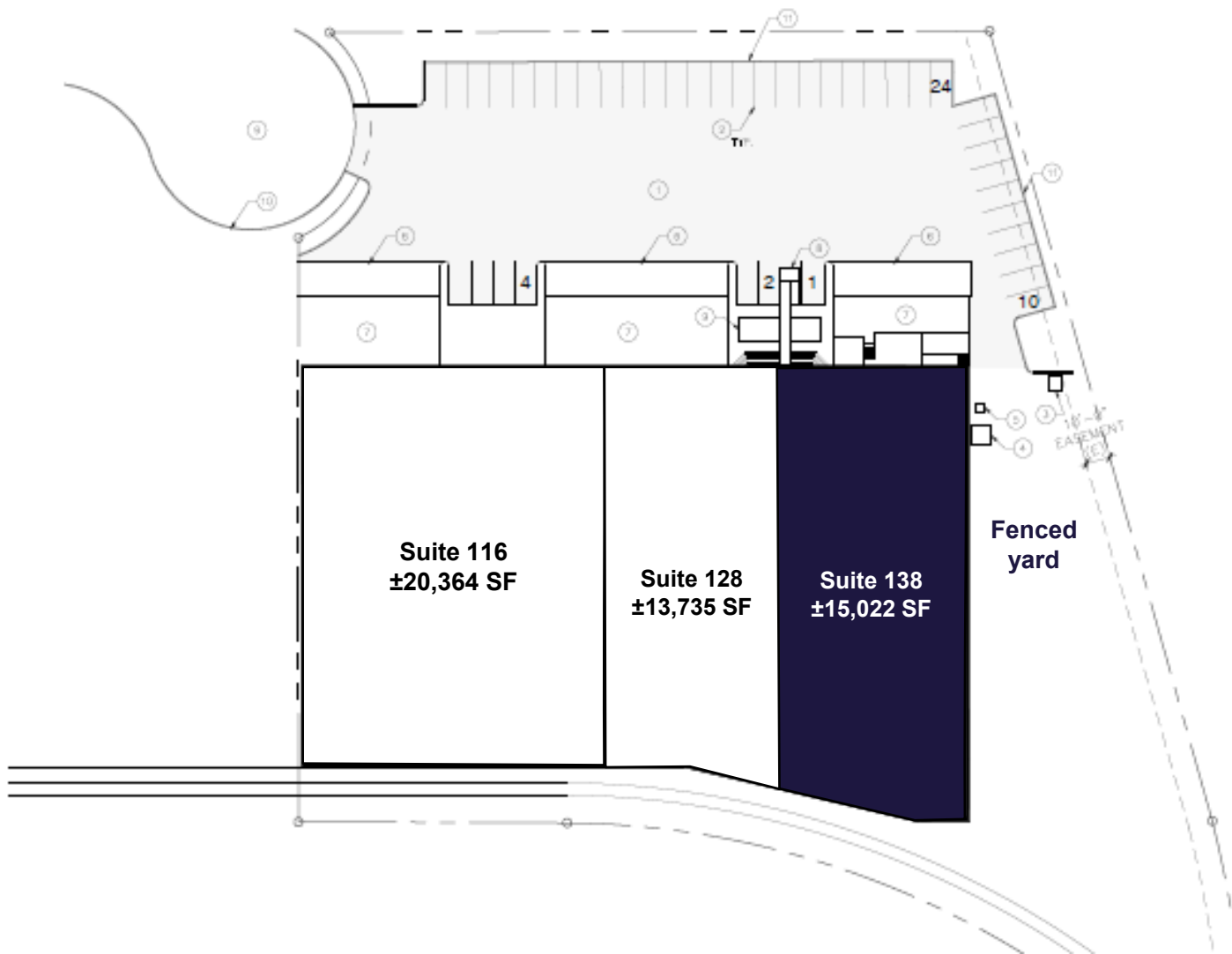
Configuration	10% office / 90% warehouse
Ceiling Height	24'
Loading	5 dock positions and 1 grade
Power	400 amp, 208V, 3-phase
HVAC	A/C in office / evaporative coolers in warehouse
Sprinklers	Ordinary hazard
Year Built	1981
NNN Charges	Currently estimated at \$0.184/SF



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Site Plan

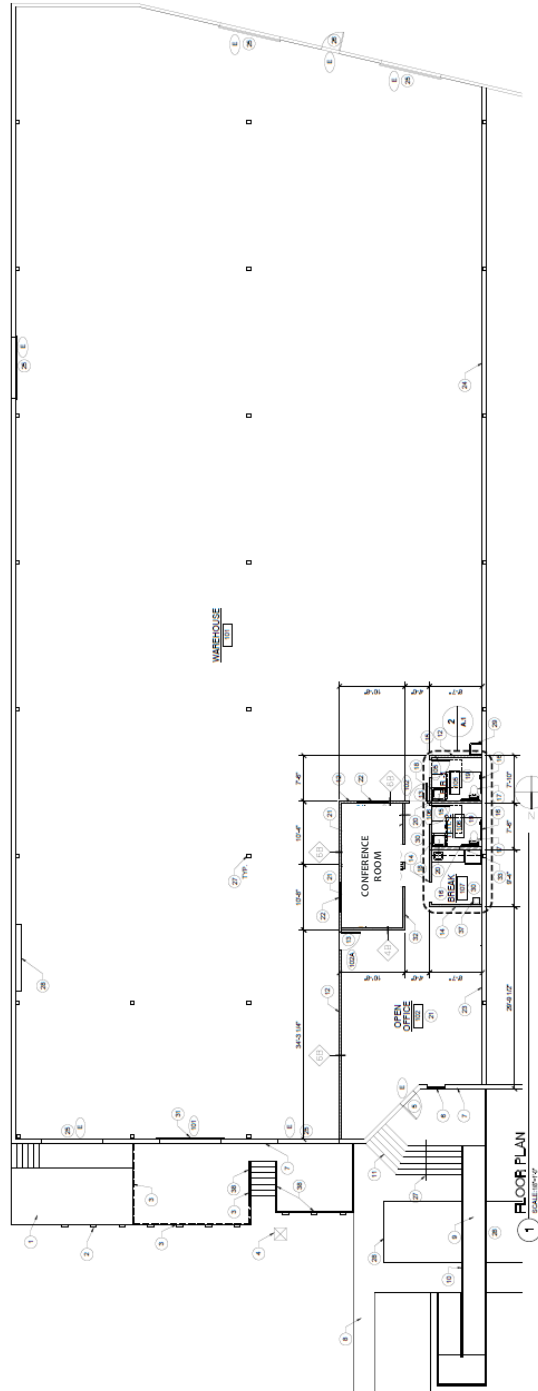


Suite	Tenant	Square Footage
116	Better Box	20,364
128	Pilkington	13,735
138	Available	15,022

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Floor Plan – Suite #138 – 15,022 SF



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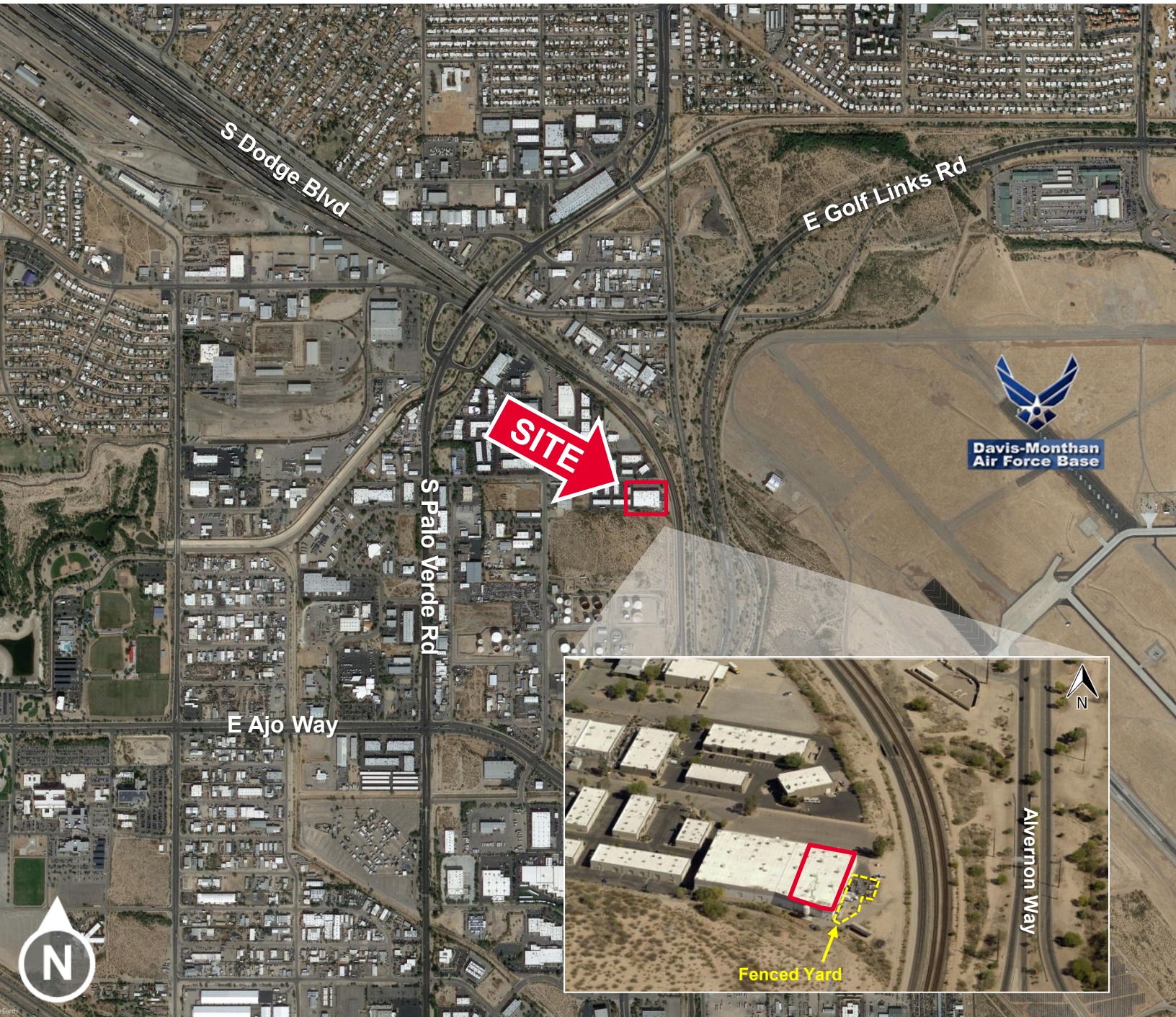
Property Photo – Fenced Yard



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Aerial



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



3.9%
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: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 06/18/2025

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