

DAYBREAK DISTRIBUTION CENTER

6360 S TUCSON BLVD, TUCSON, AZ



For Lease | New 76,225 SF Warehouse/Distribution Center

PLANNED
COMPLETION
SUMMER 2021



DAYBREAK
DISTRIBUTION CENTER

Robert Glaser, CCIM, SIOR
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CUSHMAN &
WAKEFIELD



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DAYBREAK DISTRIBUTION CENTER

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BUILDING SIZE

76,225 (divisible up to 4 bays)

LEASE RATE

\$0.65/SF/month, NNN

CLEAR HEIGHT

30'

COLUMN SPACING

60' x 50' (60' x 60' in center section)

LOADING

Up to 30 dock doors
2-4 grade doors

BAY SIZES

Starting from _____ SF

ELECTRICAL

400 amps, 277/480V per bay

SLAB THICKNESS

CAR PARKING

93 spaces

TRAILER PARKING/ STORAGE

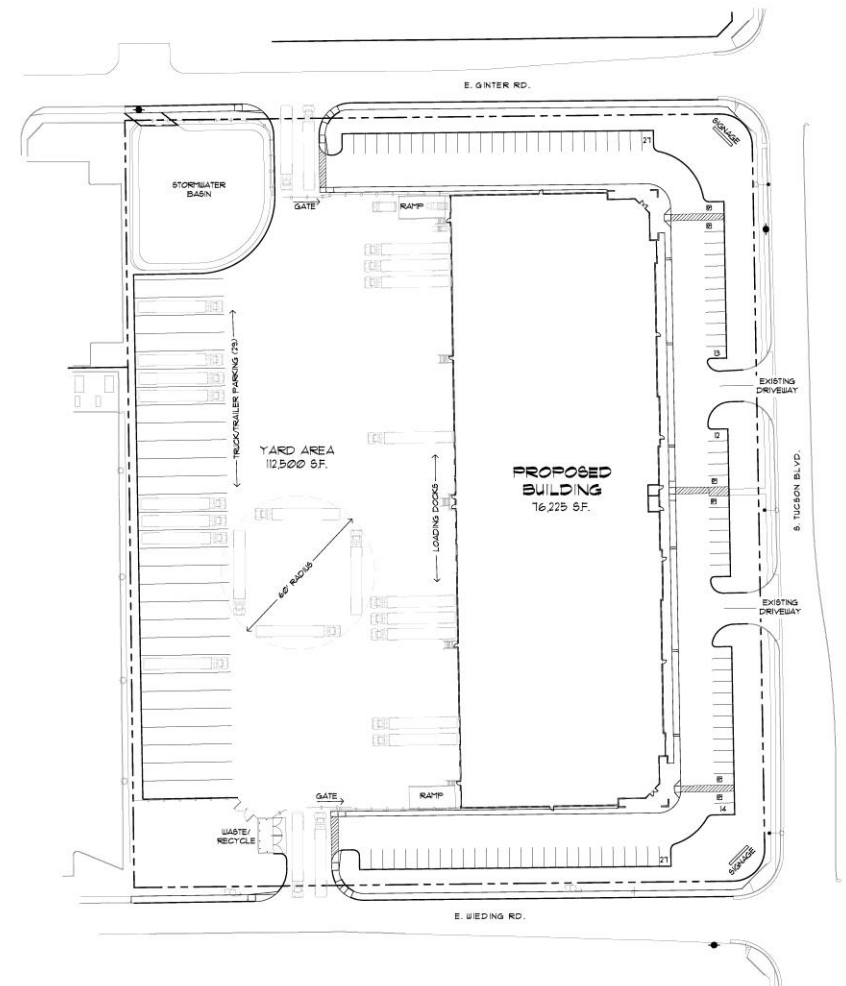
29 spaces onsite (within secured truck court)

SPRINKLER

ESFR

TRUCK COURT

Fully concrete paved with security gates and direct access from two (2) streets)



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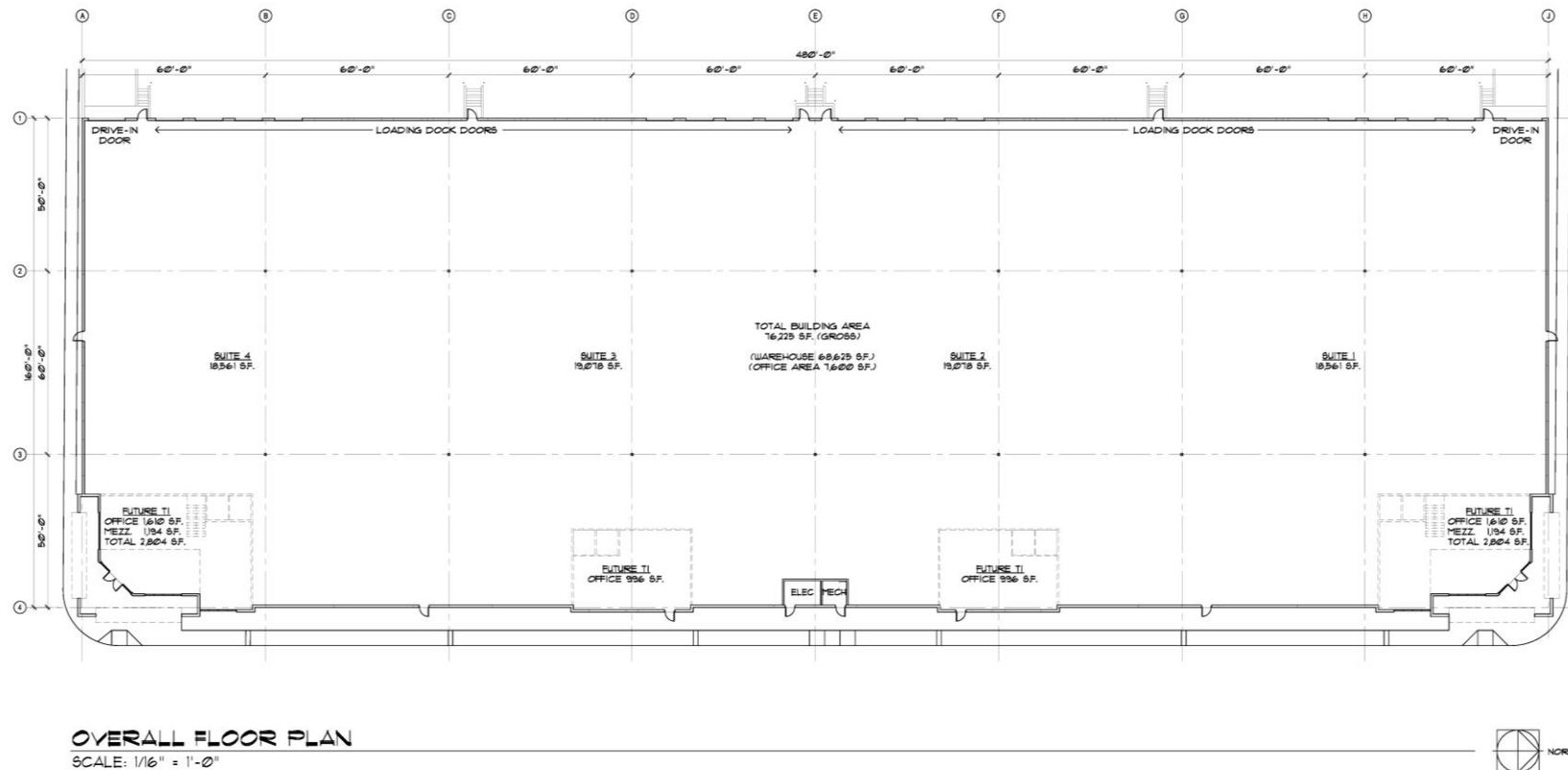


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FLOOR PLAN



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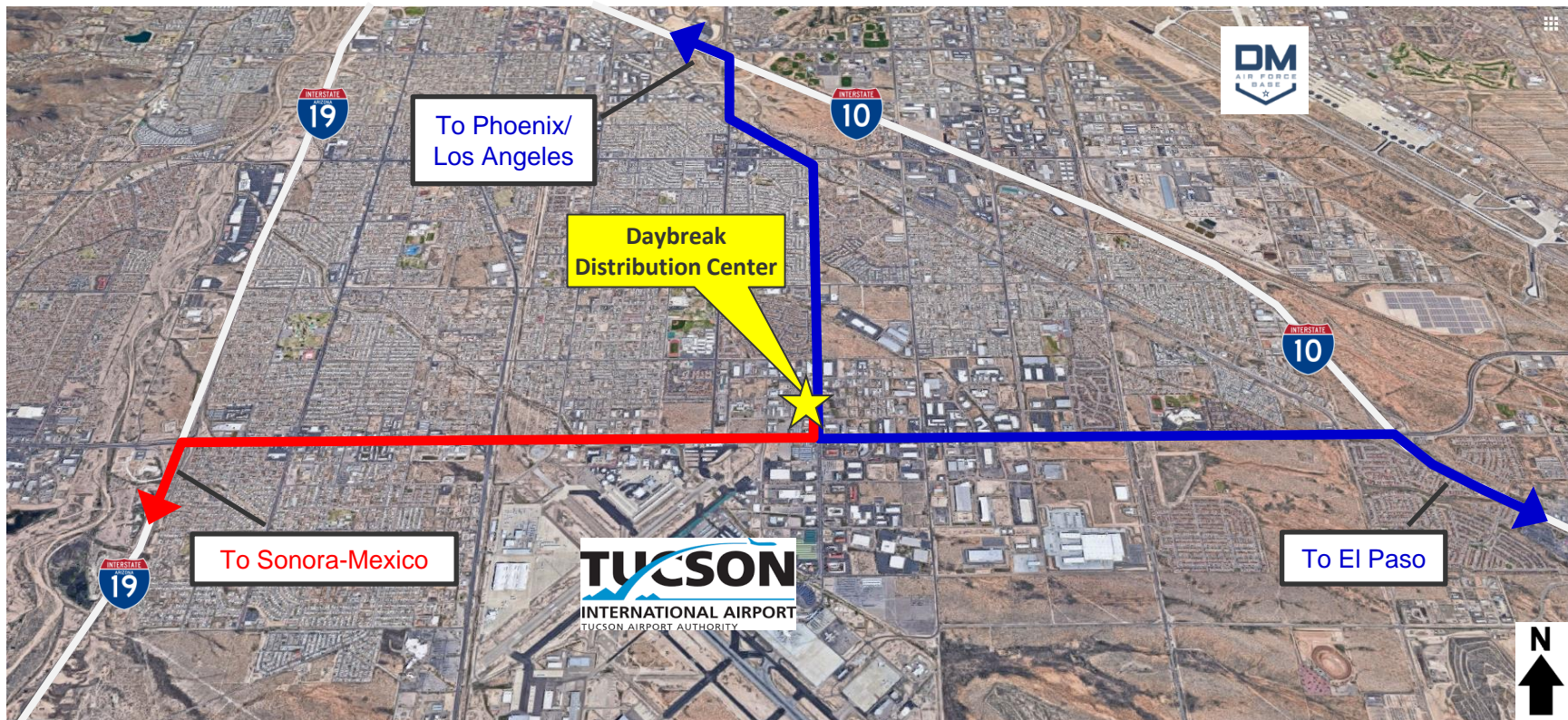


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AERIAL



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LOCATION MAP



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AREA OVERVIEW

Population and Demographics *(Source: Applied Geographic Solutions, April 2020)*

Tucson is the second-largest city in Arizona with a population of 537,667. It is the largest city in Pima County, which totals 1.049 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 568,233 residents by 2025 (1.110 million in Pima County).

- Median age is 33.7 years (2020)
- Median household income is \$43,850 (2020)
- Median household income projection is \$51,056 (2025)

Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

MAJOR TUCSON EMPLOYERS

Agero
Amazon
Arizona Community Physicians
Asarco Group Mexico
Ascent Aviation Services
Banner Health
CAID
Carondolet
Caterpillar, Inc.
Cox Communications
CyraCom
Freeport-McMoran Copper & Gold
General Dynamics
HomeGoods
Honeywell
IBM
Intuit

ManTech
MineSight
Modular
Northrop Grumman
The Offshore Group
PSE Archery
Raytheon
Redar
SAIC
Sargent Aerospace & Defense
Sundt
Texas Instruments
Tucson Medical Center
Union Pacific
Universal Avionics Systems Corp.
University of Arizona
Walbro

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