



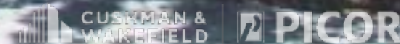
FOR LEASE

# The Campus at Tucson International

Tucson Blvd & Medina Rd Tucson, AZ 85756

R&D CAMPUS  
LIGHT MANUFACTURING CENTER

± 7,756 SF | ± 31,565 SF | ± 53,149 SF on ~17.6 Acres  
Lease Rate: \$9-10 /SF NNN



Jesse Blum  
Principal, Industrial Properties  
+1 520 546 2772  
[jblum@picor.com](mailto:jblum@picor.com)

Jason Abraham Shaltiel  
Commercial Properties  
+1 520 546 2791  
[jshaltiel@picor.com](mailto:jshaltiel@picor.com)

Thomas J. Nieman  
Principal, Office Properties  
+1 520 546 2728  
[tnieman@picor.com](mailto:tnieman@picor.com)

PICOR Commercial Real Estate Services  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

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6/6/2023



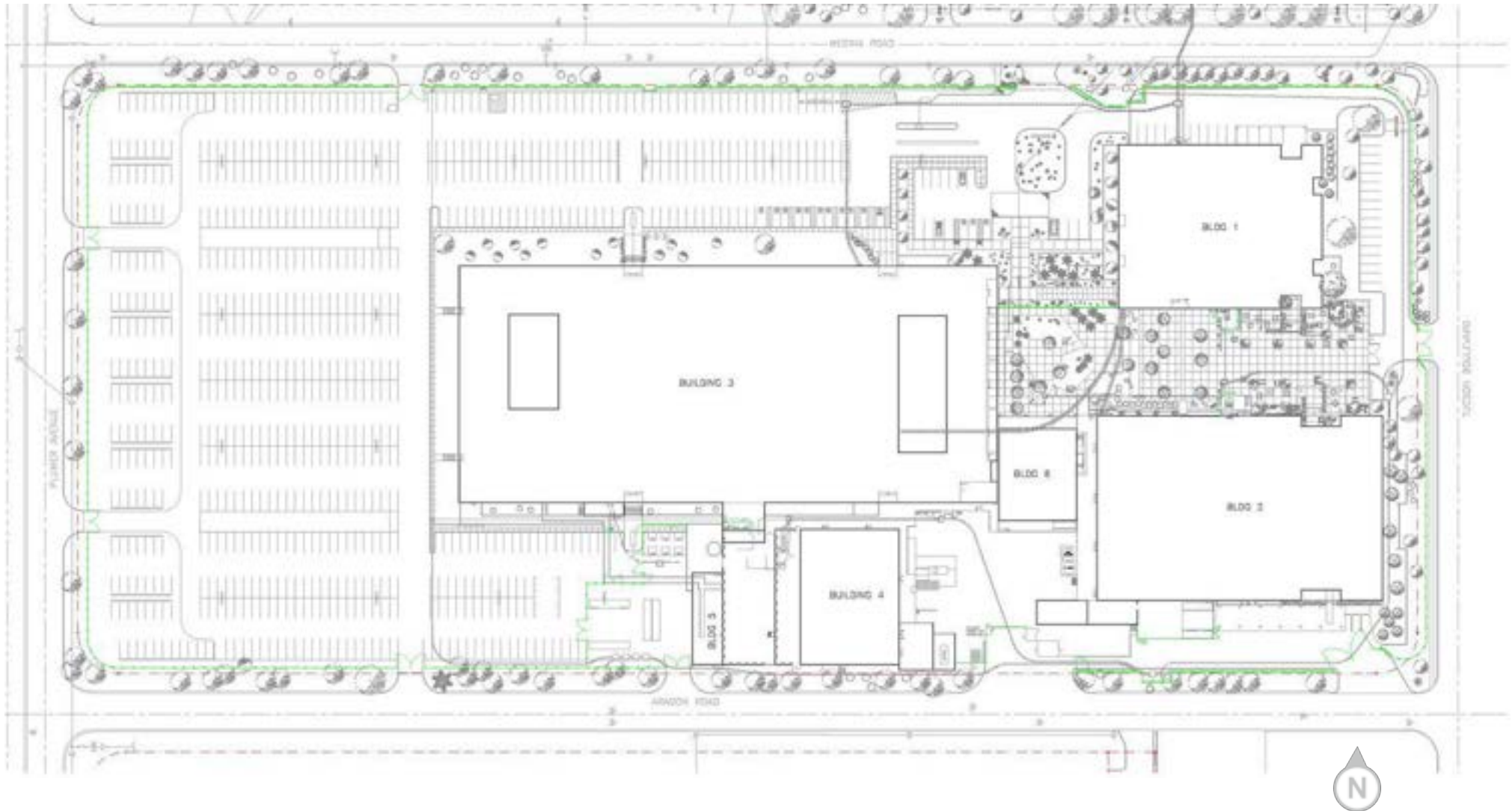


**Property Highlights**

- ±17.6 Acres,
- Completely secured by a 7' ornamental wrought iron fence with controlled access points
- Hotels and restaurants within walking distance
- Climate controlled
- Strategically located between Tucson's two major Interstate systems and adjacent to Tucson International Airport

Building	Address	Type	Availability
Building 1	6730 S Tucson Blvd	R&D / Office / Light Manufacturing	± 31,565 SF AVAILABLE
Building 2	6740 S Tucson Blvd	R&D / Office / Light Manufacturing	± 53,149 SF AVAILABLE
Building 3	2380 E Medina Rd		LEASED
Building 4	2385 E Aragon Rd	Warehouse / CUP	N/A
Building 5	Utility Core	Facilities	N/A
Building 6	2403 E Aragon Rd	Office	± 7,756 SF AVAILABLE

Detailed Site Plan





**BUILDING 1 | 6730 S TUCSON BLVD**



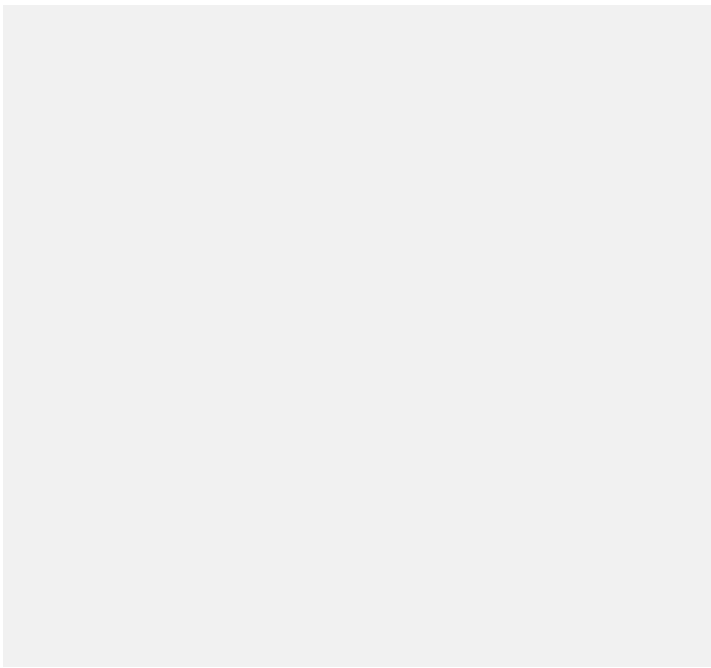
**± 31,565 SF**  
**Lease Rate: \$10 / SF NNN**

**Property Highlights**

- 14.6” clear, fully air-conditioned
- Upgraded bathroom cores with private showers
- Plenty of parking
- Access to common area amenities
- Ability to add grade / deck loading
- Ample power for machinery / manufacturing

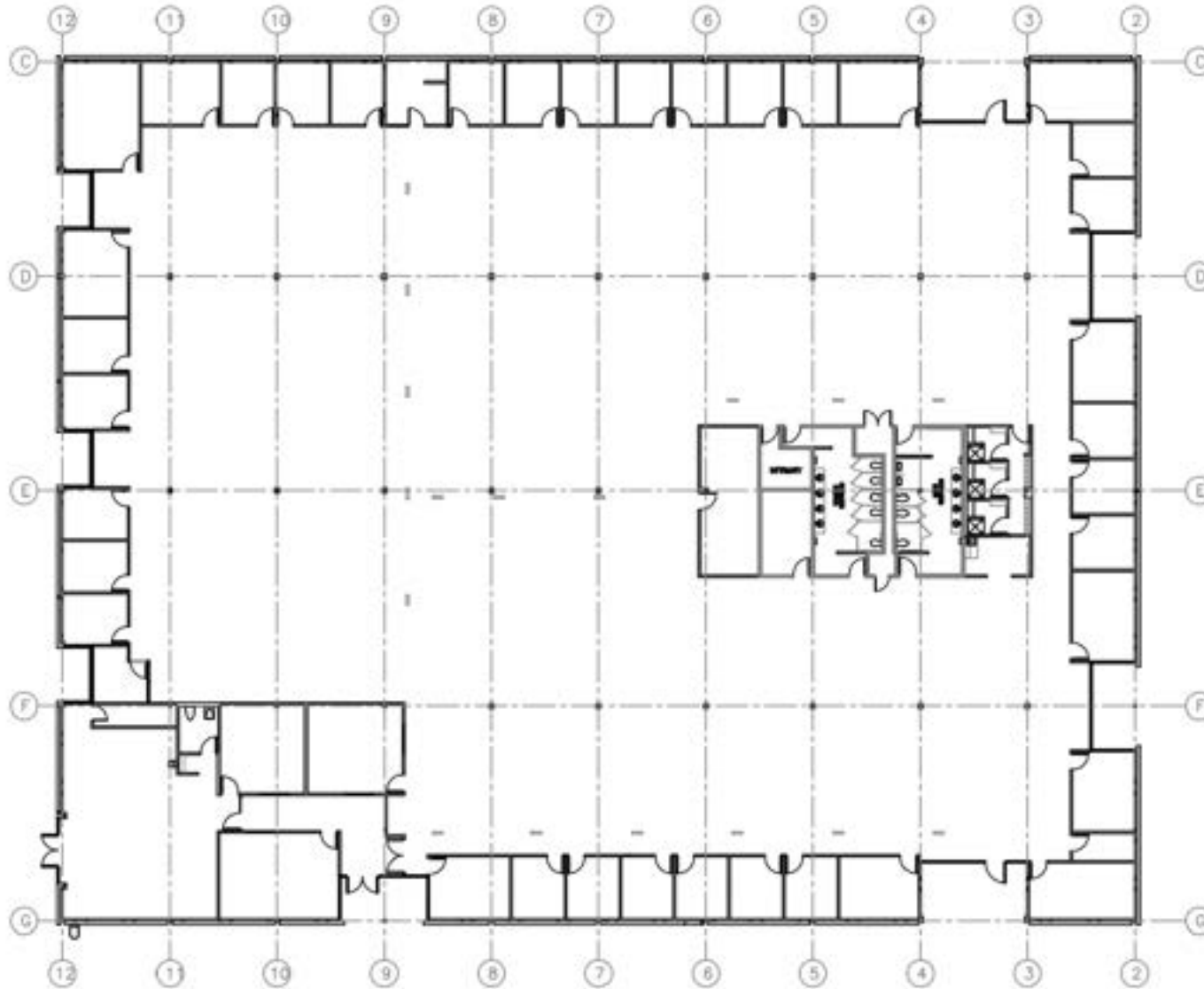
**Property Details**

Location	6730 S Tucson Blvd
Lease Rate /Type	\$10 / SF NNN
Available	± 31,565
Clear / Ceiling Height	± 13.9 Under Truss
Power	Heavy / 3 phase
Loading	Dock and drive can be added
Construction	Steel frame / masonry
HVAC	Fully air conditioned
Zoning	I-1



Building 1 | Example Floor Plan

BUILDING 1 | 6730 S TUCSON BLVD





**± 53,149 SF**

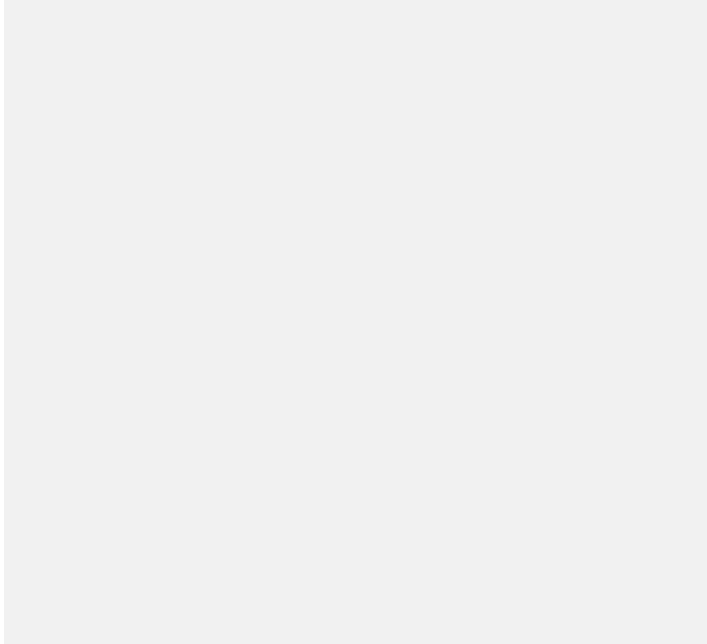
**Lease Rate: \$9 / SF NNN**

**Property Highlights**

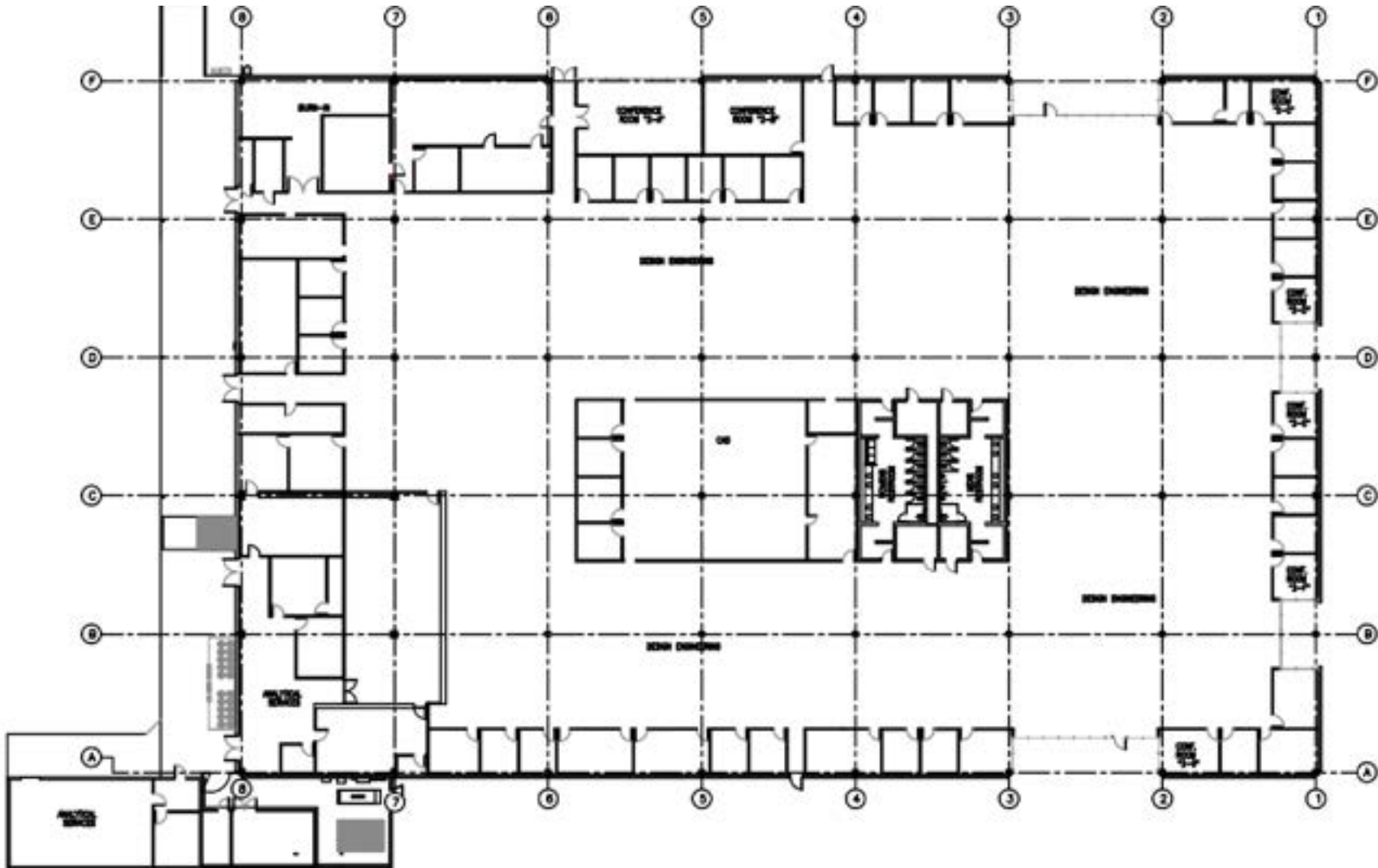
- Fully HVAC'D with new 250 ton chiller
- Possible lab/manufacturing use
- Access to common area amenities
- Ample power for machinery / manufacturing
- Plenty of parking
- Private entrance off of E Aragon Rd
- Ability to add grade / deck loading

**Property Details**

Location	6740 S Tucson Blvd
Lease Rate /Type	\$9 / SF NNN
Available	± 53,149
Clear / Ceiling Height	± 13' 9" under truss
Power	5,500 amps / 3 phase
Loading	Dock and drive can be added
Construction	Steel frame / masonry
HVAC	Fully air conditioned
Zoning	I-1







Building 2 | Property Photos

BUILDING 2 | 6730 S TUCSON BLVD



Open floor plan



Spacious breakroom / cafeteria



High ceilings allow for multiple uses



Wide corridors



Single-ed restrooms



Ample covered parking



BUILDING 6 | 2403 E ARAGON RD

**± 7,756 SF****Lease Rate: \$6 / SF NNN**

### Property Highlights

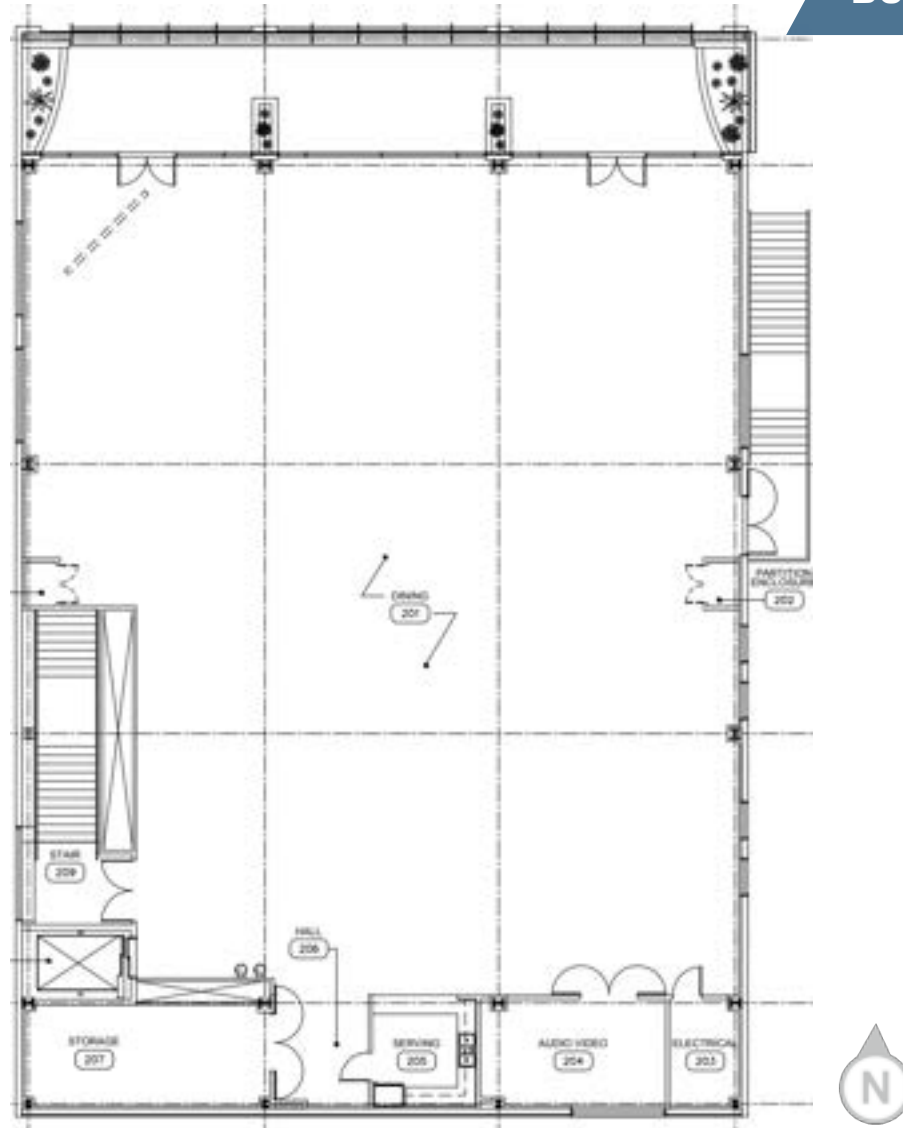
- Possible office or R&D use
- Access to common area amenities
- Plenty of parking
- Balcony seating area
- Second story unit

### Property Details

Location	2403 E Aragon Rd
Lease Rate /Type	\$6 / SF NNN
Available	± 7,756 2 <sup>nd</sup> floor with elevator access
Construction	Steel frame / masonry
HVAC	Fully air conditioned
Zoning	I-1

Building 3 | Example Floor Plan

BUILDING 6 | 2403 E ARAGON RD





**PROPERTY DESCRIPTION**

THE CAMPUS consists of 5 buildings on individual tax parcels, ideal for future individual disposition or refinancing. The entire site is secured via 6' ornamental metal fencing, features multiple exterior break areas with mature landscaping for shade, and has interconnected walking paths. We are located along several major public transit routes as well as adjacent to all the typical airport amenities (hospitality, restaurants, and services).

**INTERIOR FINISHES**

Floor coverings are a combination of carpet and ceramic tiles. Walls are mostly painted drywall over insulation and furring. Ceilings are a combination of hard ceilings and acoustic tiles in suspended grids with recessed can and fluorescent light fixtures. HVAC is provided to building 1 via existing single pack units, building 6 with to be installed units, and buildings 2 and 3 with newly installed air-cooled chillers. With individual DDC controls. Buildings are equipped with fire safety sprinklers throughout.

**EXTERIOR FINISHES**

Site improvements include asphalt parking areas/driveways surrounding the campus on all sides but the boundary along Tucson Blvd., As well as interconnected sidewalks and walking paths, and mature landscaping. The subject is midway through a total parking re-coat and re-stripe to economize and maximize parking counts. Estimates are currently 850+ spots however final numbers are yet TBD. The site is powered by 7 megawatts with dedicated underground feeder and auxiliary overhead feeder. Water provided by City of Tucson, Natural Gas by SWGas, Century link main fiber spine in street.

**RECENT OWNER CAPITAL EXPENDITURE**

- New 250-ton air cooled chiller and DDC controls to Building 2
- New redundant 140 ton and 70-ton chiller and DDC controls to Building 3 occupant
- Utility monitoring systems
- Parking lot re-coat and re-stripe
- Various refresh and updates to the common areas





