


FOR LEASE

8,858 SF
\$7,975 (90¢ / SF) NNN / MO

Key Features

- Functional warehouse in central location
- Large fenced yard (1.13 acres)
- 12 covered parking spaces
- Nice offices
- Outside storage area, partially covered

Property Details

Warehouse SF	7,693 SF
Office SF	1,165 SF
Building Size	8,858 SF
Parcel / Lot Size	49,133 SF (1.13 acres)
Accessor Parcel No.	129-01-1180, 121A
Ceiling Height	12' (dropped to 8'6" in front portion)
Loading	2-10 X 12 OH doors at grade
Power	400 amps, 240 volt, 3 phase
HVAC	front 6,200 SF -air-conditioned, balance evap
Sprinkler	Ordinary Hazard
Construction	Masonry
Year Built	1997 (remodeled 2020)
Zoning	I-1 (light Industrial)
Parking	24 spaces, including 12 covered, 2 handicap
Property Taxes	\$11,217 (2025)

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2080 E. Beverly Drive Tucson, Arizona 85719

Aerial



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Photos

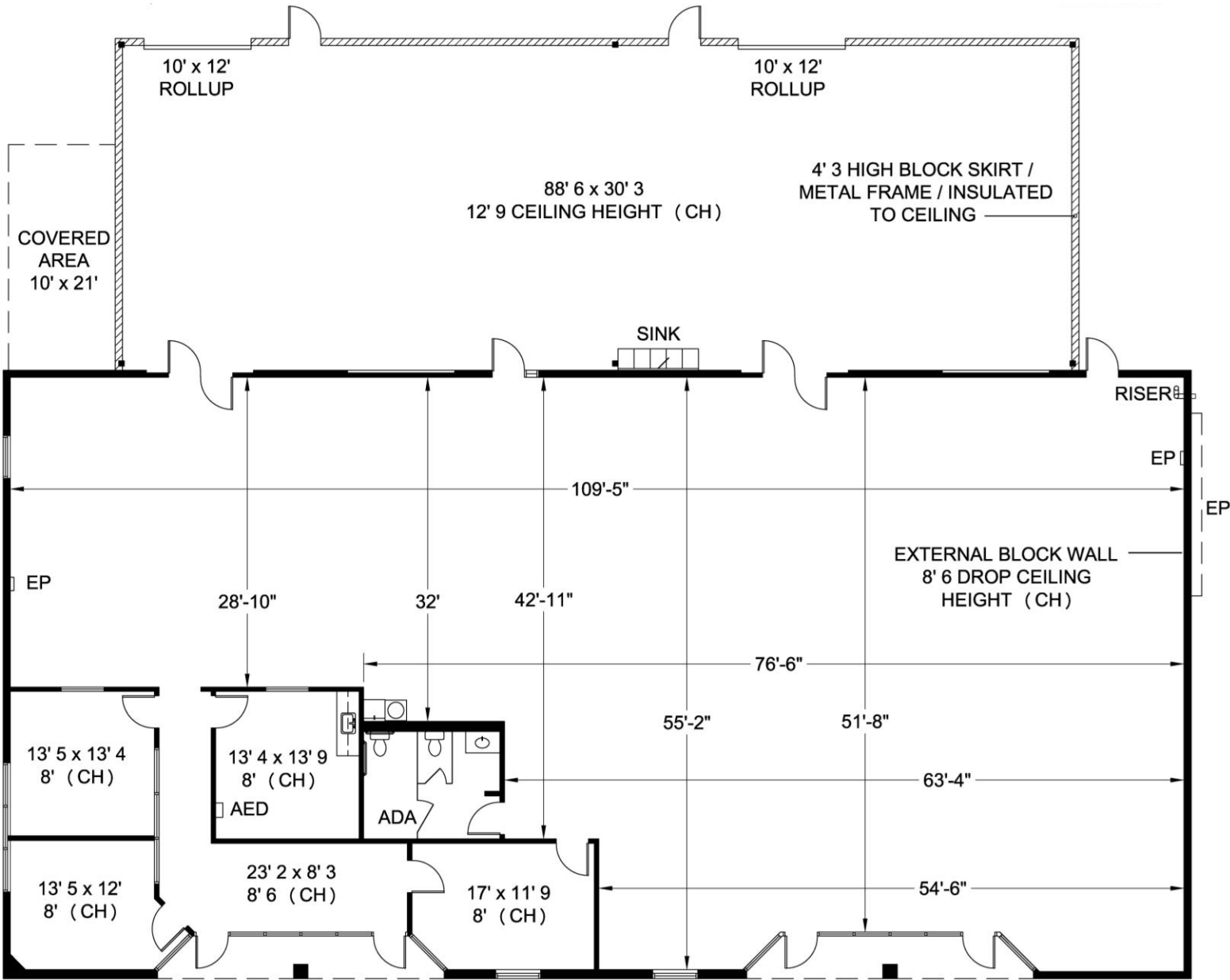


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Floor Plan



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE
(YOY)



\$74,000
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: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 11/13/2025

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