



FOR LEASE

INDUSTRIAL WAREHOUSE/OFFICE SUITES AVAILABLE

LEASE RATE: \$1.25/ SF MG (\$3,488/MO)

Key Features

- Functional Flex / Industrial Configurations
- Recently remodeled
- Near Interstate 10
- Grade level loading
- Heavy-Industrial Zoning (Marana)
- 3-Phase Power



Suite	Size (SF)	Lease Rate
6902 N. Camino Martin #120	2,907 SF	\$1.25 MG (\$3,488/Mo)

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Industrial Properties
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akeim@picor.com

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+1 520 360 8510
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FOR LEASE

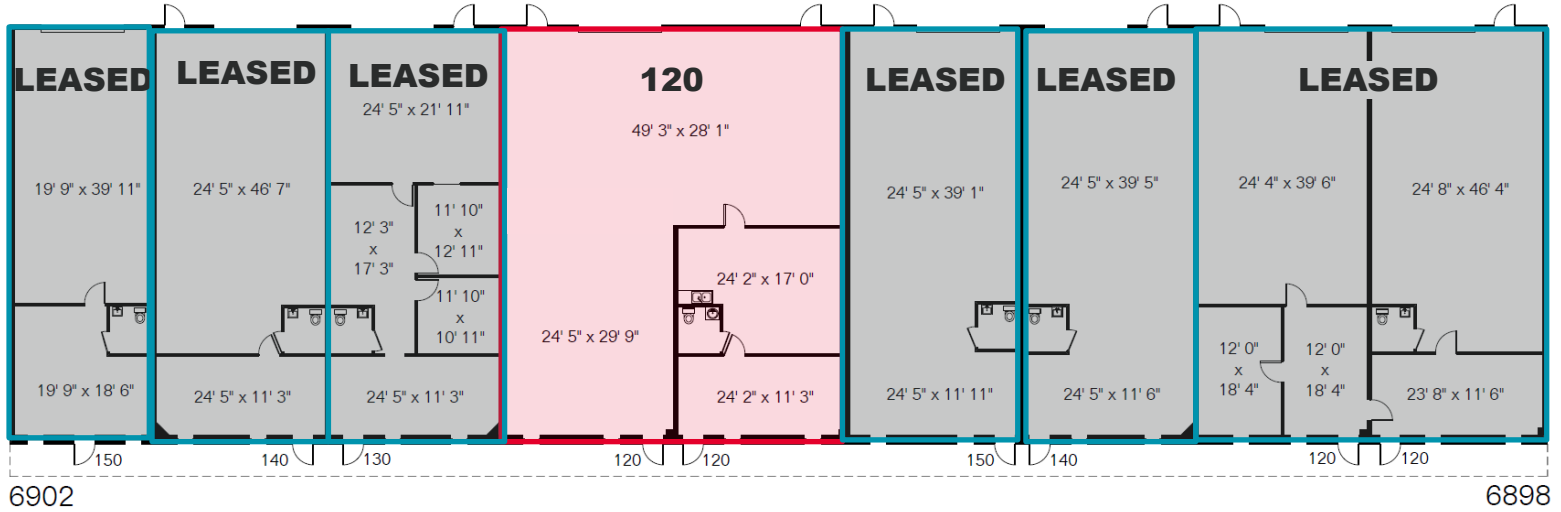
6898-6902 N Camino Martin

Tucson, Arizona 85741

Site Plan

6902 N Camino Martin

6898 N Camino Martin



Suite

Size (SF)

Lease Rate

6902 N. Camino Martin #120

2,907 SF

\$1.25 MG
(\$3,488/Mo)

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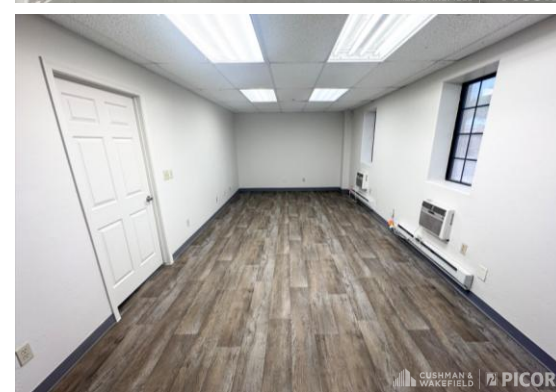
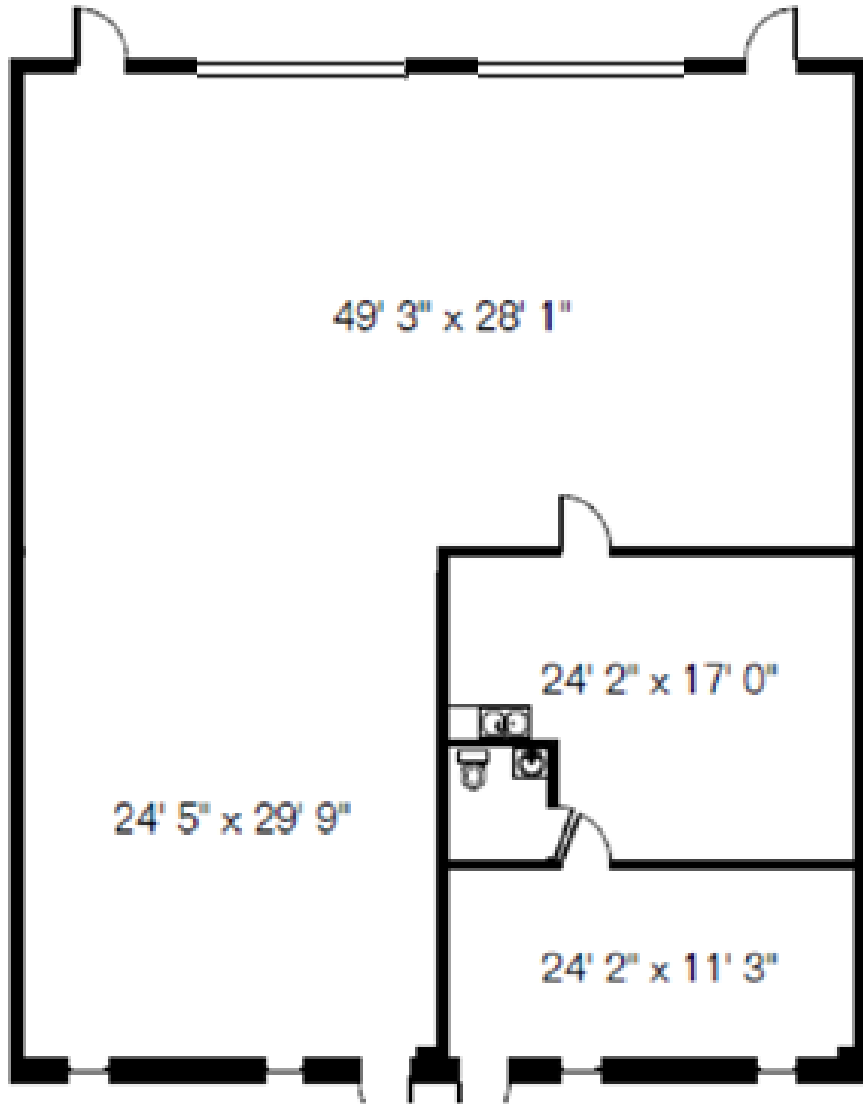
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Floor Plan

6902 N Camino Martin Suite 120 – 2,907 SF

80% Warehouse / 20% Office

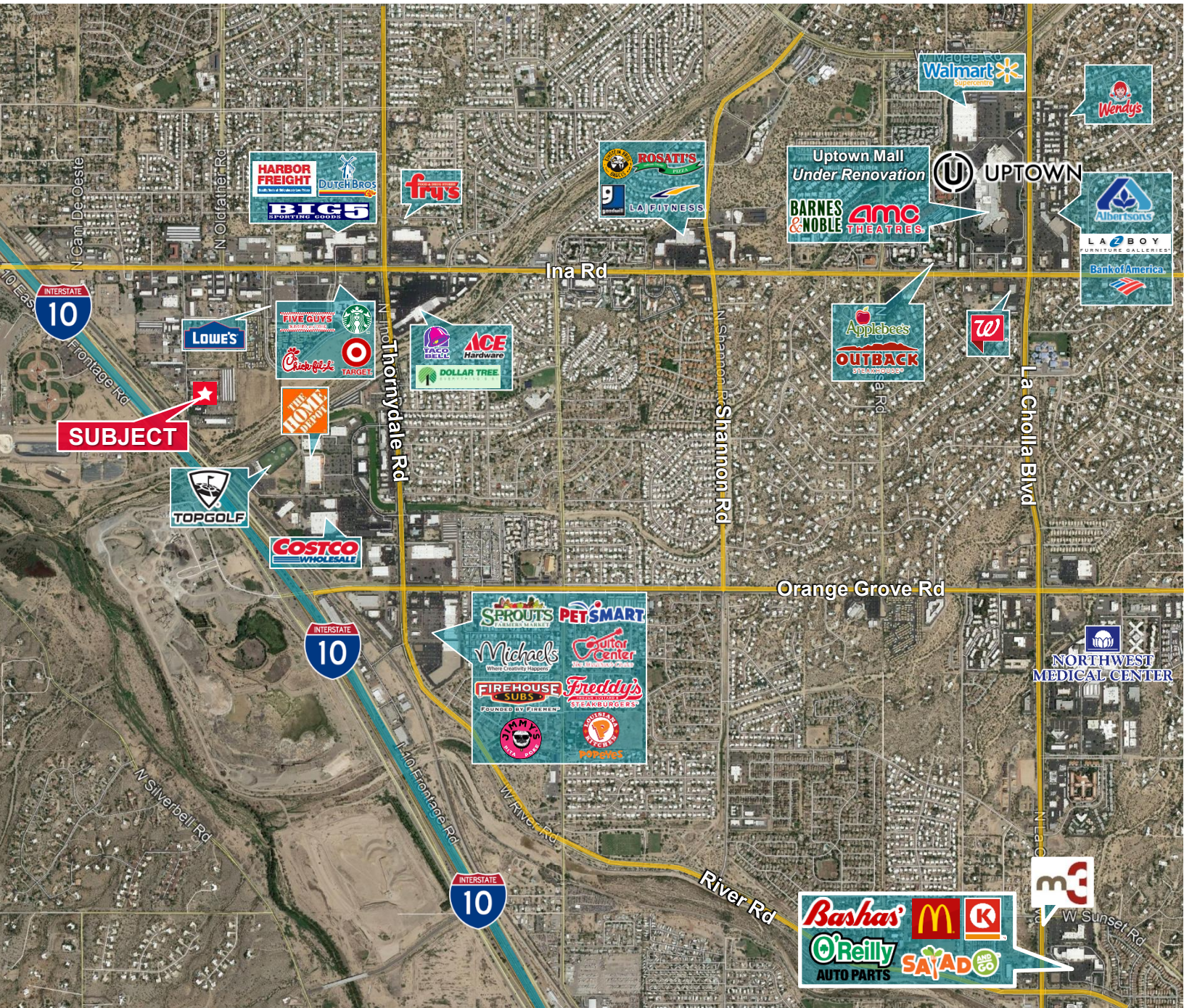


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Trade Map / Aerial



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

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 3/30/2026

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