

**FOR LEASE**

±27,208 SF OVER TWO INDUSTRIAL BUILDINGS LEASE RATE: \$0.95 NNN FOR ENTIRE PROPERTY (\$1.00 NNN FOR EITHER BUILDING BY ITSELF)

Property Highlights

- Heavy power
- Quality offices
- Additional 1.38 acres of land for development included
- Fiber installed

Key Features

- Located in Tucson, Arizona
- Available to one or two tenants
- Palo Verde / Ajo Industrial location with I-10 proximity

Area Amenities

- Located in the Palo Verde-Ajo Industrial Center
- Excellent location adjacent to Interstate 10 and major transportation corridors
- Lodging, food, convenience stores nearby

Property Details

Combined SF	±27,208 SF
Loading	2 Grade-level per building, plus shared truck well
Power	1,600 Amps, 277/480 Volt 3-Phase
HVAC	AC (Office), EVAP (Warehouse)
Sprinkler	Ordinary Hazard
Construction	Metal
Lot Size	3.27 Acres (includes 1.38 Acre Future Development Site)
Zoning	CI-1 and CI-2, Pima County
Parking	45 surface spaces
Parcel Number(s)	132-04-206E, 132-04-206L, 132-04-206M
Taxes (2024)	\$27,112.54
Disclosures	<i>*Property is in the vicinity of Davis Monthan Air Force Base, may be subject to restrictions</i>

3690 S Palo Verde

Building SF	±9,438 SF
Office SF	±1,385 SF
Ceiling Height	18' - 22'
Year Built	2005

3700 S Palo Verde

Building SF	±17,770 SF (includes ±2,134 SF 2nd floor office)
Office SF	±4,829 SF (includes ±2,134 SF 2nd floor office)
Ceiling Height	18' – 22'
Year Built	2000

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3690-3700 S Palo Verde Rd Tucson, AZ 85713

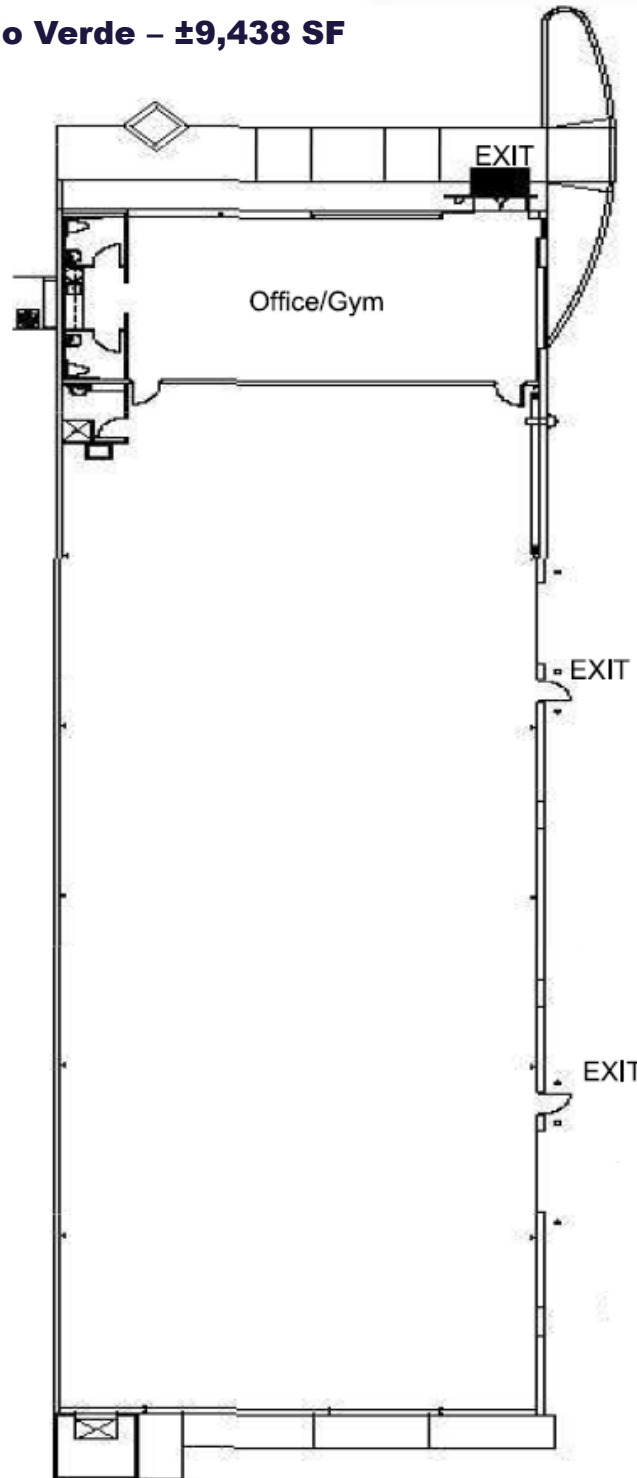
Site Plan



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Floor Plan – 3690 S Palo Verde – ±9,438 SF

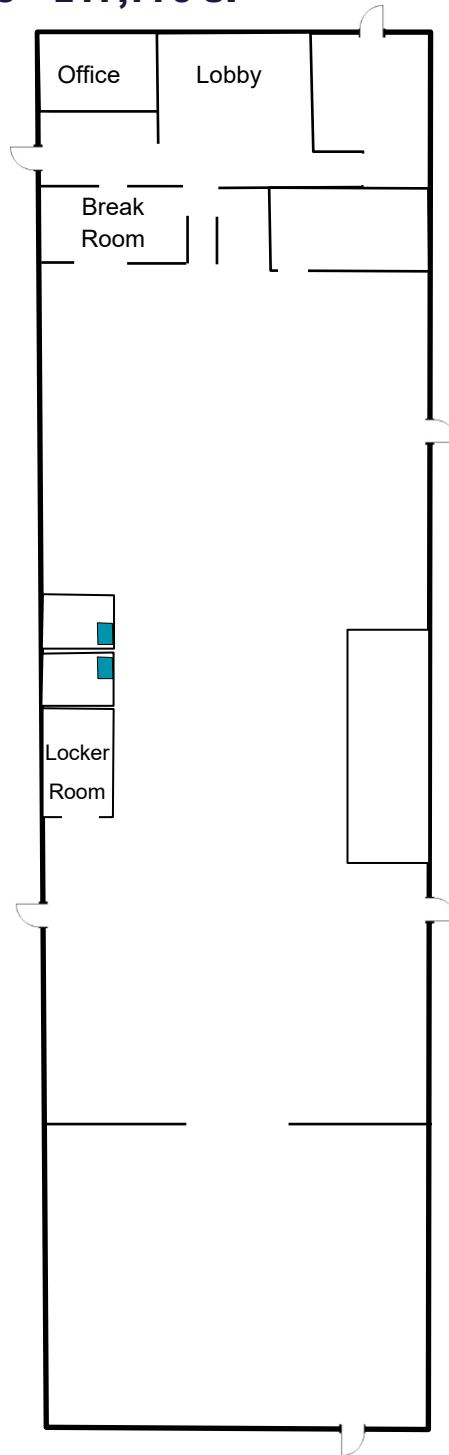


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Floor Plan – 3700 S Palo Verde – ±17,770 SF



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Property Photos – 3690 S. Palo Verde

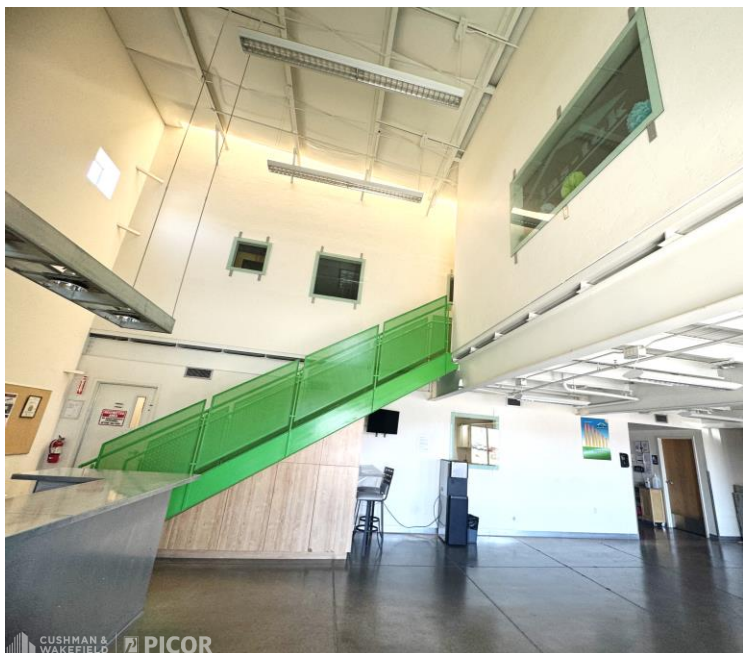


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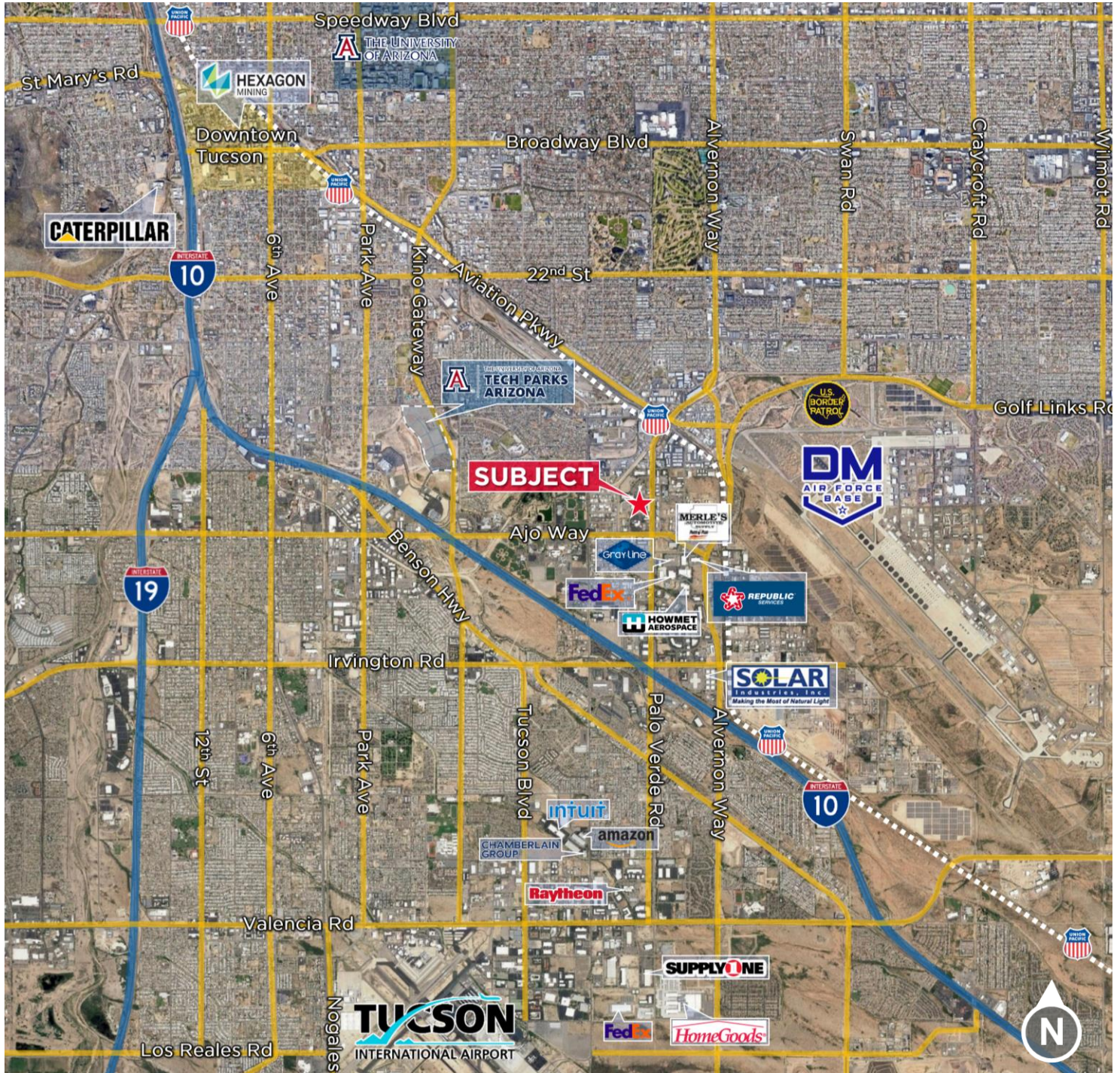


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Aerial Map



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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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