



CUSHMAN & WAKEFIELD | PICOR

OFFERING MEMORANDUM
North Tucson Business Center
3741 & 3745 N I-10 EB Frontage Rd
Tucson, AZ 85705



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INVESTMENT SUMMARY

3741 & 3745 N I-10 EB Frontage Rd
Tucson, AZ 85705

Cushman & Wakefield | PICOR's Industrial Investment Specialists are pleased to offer the opportunity to acquire a 100% occupied, triple-net leased industrial investment consisting of two industrial buildings within North Tucson Business Center. The 50,325 SF offering includes a 40,320 SF building and a 10,005 SF building situated on approximately 3.37 acres of land.

The property benefits from an exceptional location directly adjacent to Interstate 10, providing outstanding visibility and exposure to approximately 137,921 vehicles per day. The combination of freeway frontage and convenient access to the Prince Road interchange positions the property within one of Tucson's most accessible and desirable industrial corridors.

The offering is currently 100% occupied by a five local branches of strong regional and national distribution companies. Historical occupancy has been extremely strong due to the highly desirable Northwest Tucson location in a high-quality business park and quality of construction. The property's multi-tenant configuration and diversified tenant base provide a compelling income-producing investment opportunity in a highly desirable Northwest Tucson industrial location.

North Tucson Business Center is strategically located near the Interstate 10 and Prince Road interchange in Northwest Tucson, one of the area's most sought-after industrial submarkets. The surrounding area is home to a significant concentration of industrial, distribution, and commercial users, including Amazon, Lennox, CalPortland, Inland Kenworth, and Goodmans Interior Structures. With exceptional freeway visibility, convenient regional access, and continued demand for well-located industrial space, North Tucson Business Center offers investors the opportunity to acquire a stabilized industrial asset in a strategic and highly visible Tucson location.

Rents for many of these tenants are under market due to the length of time they have occupied their spaces. The most recent lease, with Hiller, with rent of \$1.21 per square foot per month, represents current rents for the Frontage spaces. Market rent for interior spaces is .90 -.95/SF. Rents are substantially lower than market rents, providing for a potential increase in income stream and value.



FINANCIAL HIGHLIGHTS

3741 & 3745 N I-10 EB Frontage Rd
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PRICE
\$6,950,000



PRICE PER SF
\$138 per SF



YEAR 1 NOI
\$435,578.55



CAP RATE
6.27%



LOCATION

3741 & 3745 N I-10 EB Frontage
Road, Tucson, AZ 85705



PROPERTY TYPE

Industrial



TOTAL GLA

50,325



SITE AREA SIZE

3.37 Acres



ACCESSOR PARCEL NO.

103-09-068D
103-09-068C



PROPERTY TAXES

\$61,587.48 (2025)



ZONING

I-1 (City of Tucson)



PARKING

92 Spaces



OCCUPANCY

100%



YEAR BUILT

2001 & 2008



CEILING HEIGHT

20'-21'



CONSTRUCTION

Concrete Tilt



FIRE PROTECTION

Sprinklered

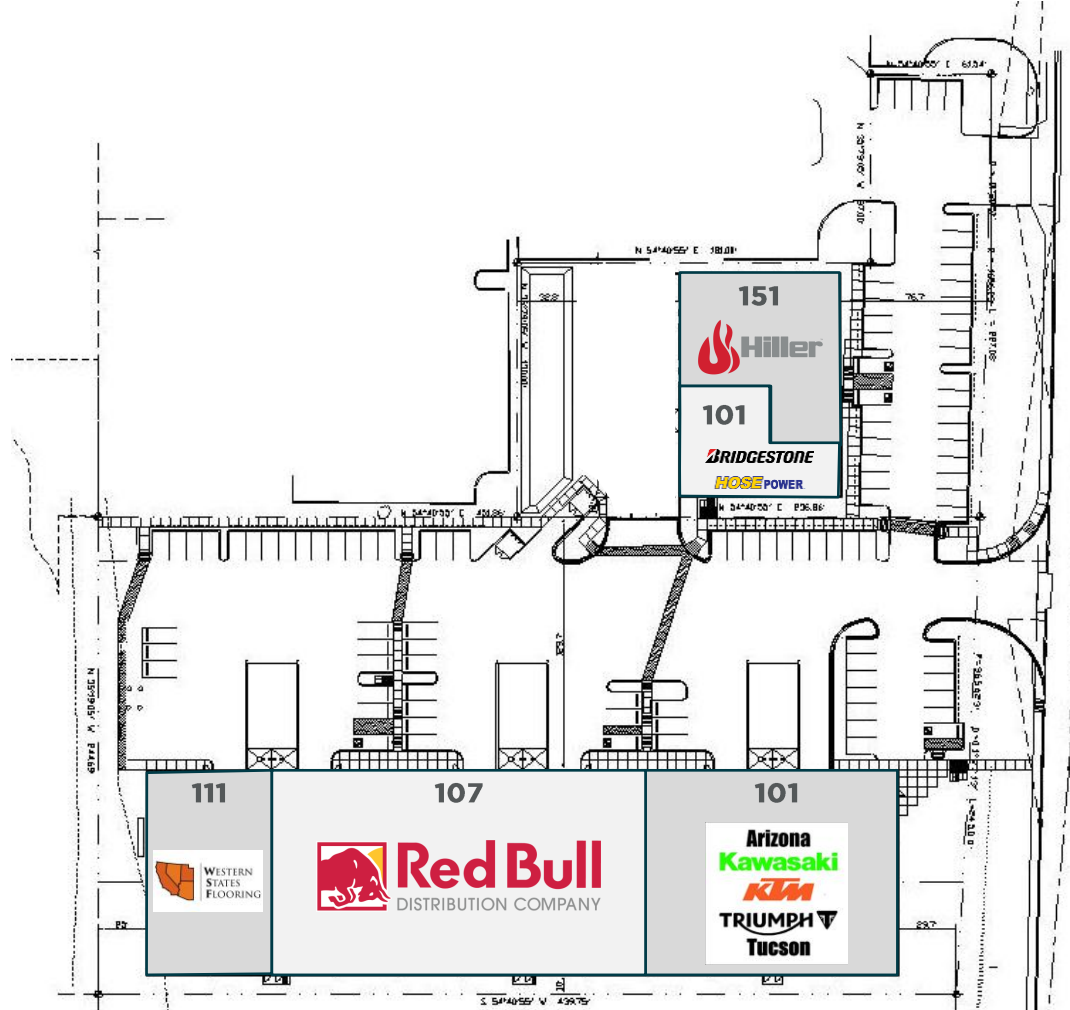


LOADING

Grade & Truck well

SITE PLAN & ROSTER

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BLDG. 3741		SIZE (SF)
101	AZKKT	13,440
107	Red Bull	20,160
111	Western States Flooring	6,720
BLDG. 3745		SIZE (SF)
101	Bridgestone HosePower	3,763
151	Hiller	6,242



TOTAL OCCUPIED
40,320 SF (3741)
10,005 SF (3745)



PROJECT TOTAL
50,325 SF

RENT ROLL

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SUITE	TENANT	SIZE (SF)	% OF TOTAL	MONTHLY RENTAL RATE	RENT/SF	EXPENSE TYPE
BLDG. 3741						
101	AZKKT	13,440	27%	\$9,932.29	\$0.74	NNN
107	Red Bull	20,160	40%	\$12,741.12	\$0.63	NNN
111	Western States Flooring	6,720	13%	\$4,072.32	\$0.61	NNN
BLDG. 3745						
101	Bridgestone HosePower	3,763	7%	\$3,495.15	\$0.93	NNN
151	Hiller	6,242	12%	\$7,521.61	\$1.21	NNN
PROJECT TOTALS		50,325	100%	\$37,762.49	\$0.75	



INVESTMENT ASSUMPTION

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PROFORMA

ACTUAL GROSS INCOME		\$657,495	\$13.07 / SF
PROPERTY TAX	\$63,012		\$1.25 / SF
INSURANCE	\$27,089		\$0.54 / SF
REPAIRS	\$29,414		\$0.58 / SF
UTILITIES	\$20,677		\$0.41 / SF
COMISSIONS & Tis	\$12,000		\$0.24 / SF
MANAGEMENT FEE	\$19,724		\$0.39 / SF
REPLACEMENT RESERVE	<u>\$50,000</u>		\$0.99 / SF
OPERATING EXPENSE TOTAL		<u>\$221,916</u>	\$4.41 / SF
NOI		\$435,579	\$8.66 / SF

RENTABLE AREA	50,325	
OFFERING PRICE	\$6,950,000	\$138 / SF
NET OPERATING INCOME	\$435,579	
CAP RATE	6.27%	



INVESTMENT HIGHLIGHTS

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HIGH-VISIBILITY. HIGH-DEMAND. IDEALLY LOCATED.

- Northwest Tucson — one of the region's most desirable industrial locations
- Adjacent to Interstate 10
- Exceptional freeway visibility
- Convenient access to Tucson, Phoenix, and major regional transportation routes

ESTABLISHED & DIVERSE TENANT ROSTER

The property is home to a strong and diverse mix of nationally recognized brands and established local and regional businesses, including Arizona Kawasaki, Red Bull, Western States Flooring, Bridgestone HosePower, and Hiller.





AZKKT, Inc., dba Arizona Kawasaki KTM Triumph

Suite #: 101
Square Feet: 13,440
% of Total: 27%
Website: <https://www.azkkt.com/>

Summary:

AZKKT, Inc., doing business as Arizona Kawasaki KTM Triumph Tucson, is an independent, family-owned powersports dealership serving Southern Arizona and representing three of the industry's most recognized brands: Kawasaki, KTM, and Triumph.



Red Bull Distribution Company, Inc.

Suite #: 107
Square Feet: 20,160
% of Total: 40%
Website: <https://www.redbulldistributioncompany.com/>

Summary:

Red Bull Distribution Company is a national distribution operation with 180 warehouses across 32 states. They employ approximately 4,800 people nationwide, providing exclusive distribution of Red Bull products throughout the United States.



Western State Flooring, Inc.

Suite #: 111
Square Feet: 6,720
% of Total: 13%
Website: <https://www.westernstatesflooring.com/>

Summary:

Western States Flooring Inc. was established in 1991 and is a premier provider of flooring and installation services in the southwest. They also partner with Home Depot and Costco for flooring services.



Bridgestone HosePower, LLC

Suite #: 101
Square Feet: 3,763
% of Total: 7%
Website: <https://hosepower.com/>

Summary:

Bridgestone HosePower is a leading North American provider of hydraulic and industrial hose solutions, with 49 locations across the U.S. and Mexico and the nation's largest mobile hose repair fleet.



The Hiller Companies, LLC

Suite #: 151
Square Feet: 6,242
% of Total: 12%
Website: <https://hillerfire.com/>

Summary:

Headquartered in Mobile, Alabama, The Hiller Companies, LLC, is a leading national provider of fire protection and life-safety solutions, with 52 locations nationwide and more than a century of industry experience.



ADJACENT TO I-10

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PROMINENT SIGNAGE OPPORTUNITIES

CUSHMAN & WAKEFIELD | PICOR



SIX (6) GRADE LEVEL DOORS AND UP TO SIX (6) TRUCK WELL POSITIONS IN THE 3741 BUILDING

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PROMINENT SIGNAGE OPPORTUNITIES

CUSHMAN & WAKEFIELD | PICOR

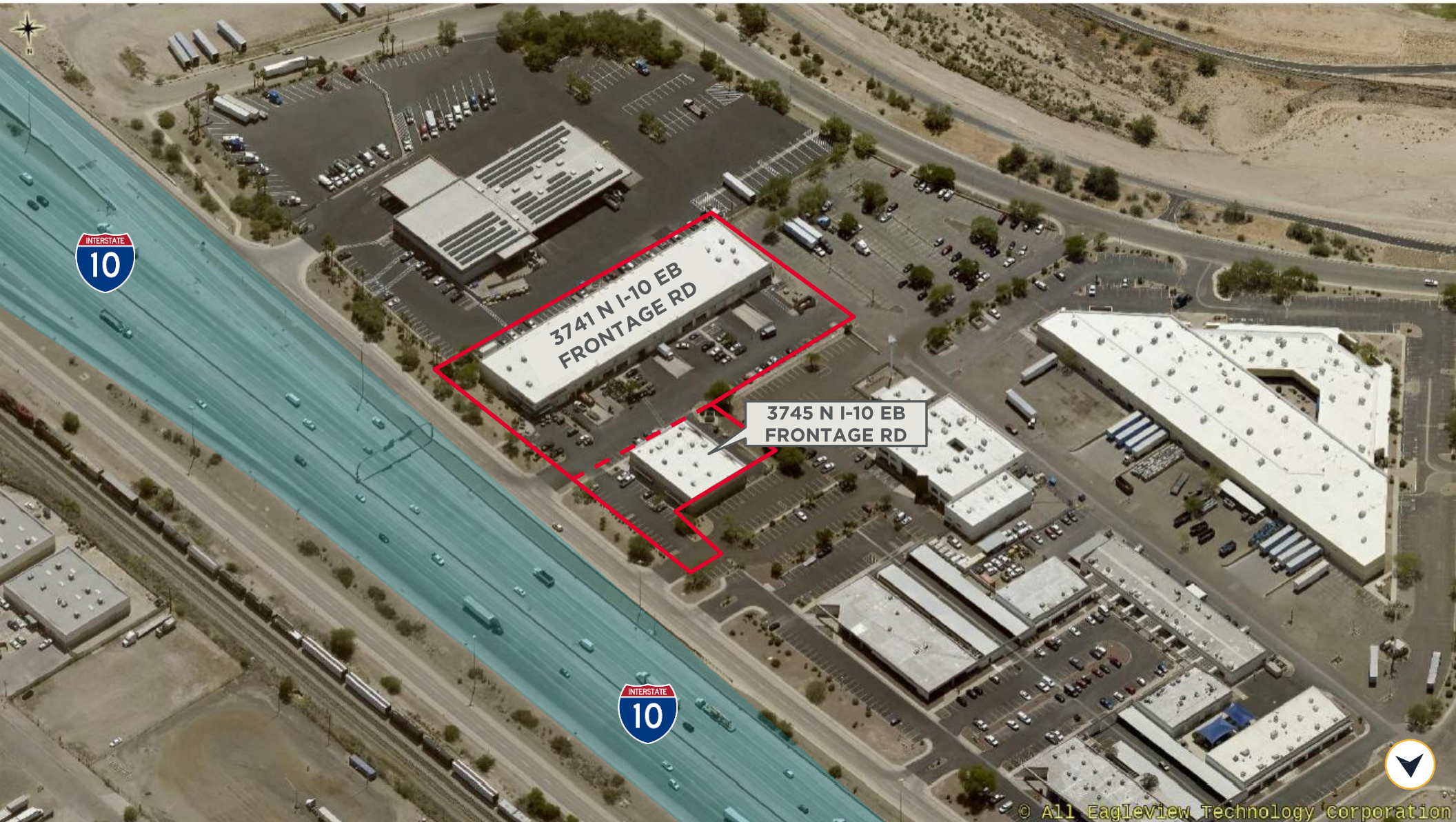


FOUR (4) GRADE LEVEL DOORS IN THE 3745 BUILDING

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AERIAL VIEW

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TRADE MAP

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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





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