

Available for Lease

1500-1520 E Benson Hwy

Tucson, AZ 85714



Low coverage.
Approximately 13% building coverage allows for significant outdoor storage / vehicle circulation.



±20' Clear Height



Property is fully fenced with a secure outdoor yard

Leasing Brochure

MATTHEWS™

Executive Summary

\$11.25/SF

Asking Rent

\$2.00/SF NNN

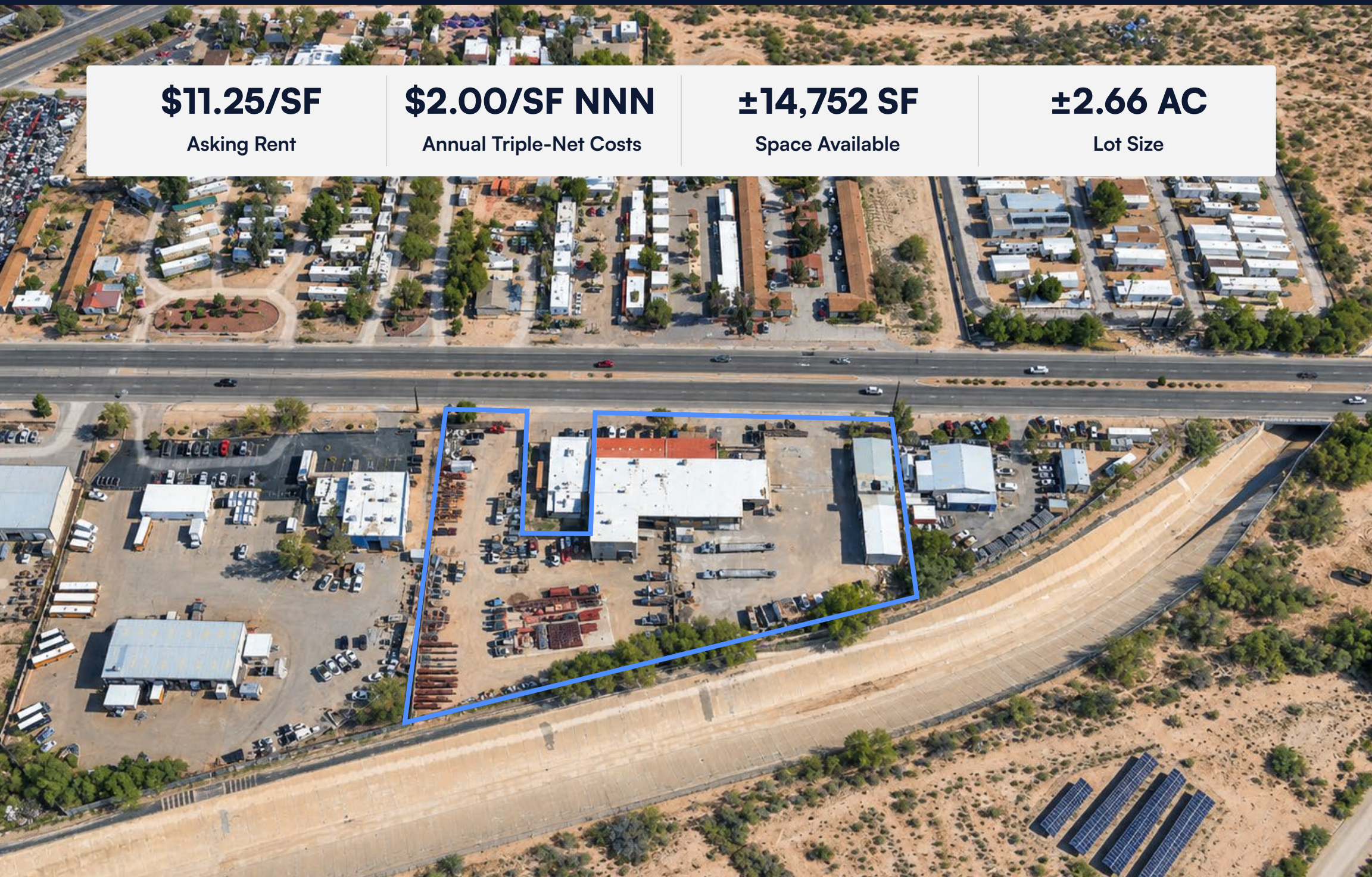
Annual Triple-Net Costs

±14,752 SF

Space Available

±2.66 AC

Lot Size



Site Plan



Ideal Uses

Contractor Services — Ideal for HVAC, plumbing, electrical, roofing and general contractors requiring office, warehouse and secure yard space.

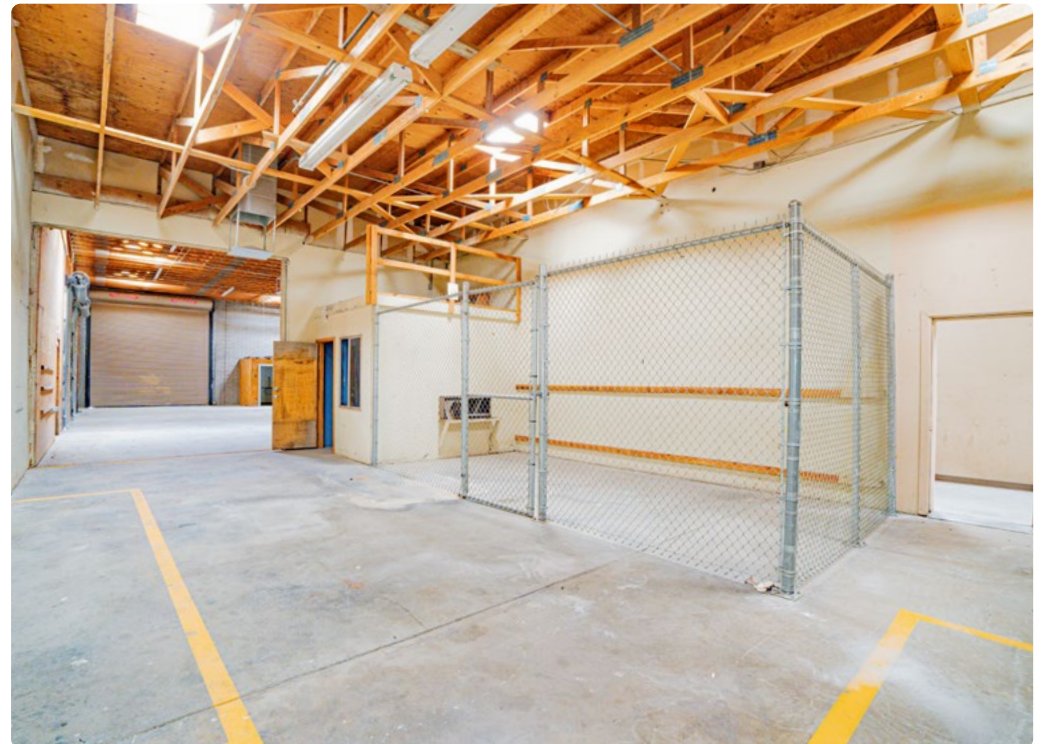
Building Materials & Supply — Well suited for construction and building-product suppliers requiring inventory storage, loading capabilities and outdoor material storage.

Equipment Rental & Sales — Large secured yard provides substantial space for equipment storage, staging and customer pickup alongside functional warehouse space.

Fleet Operations — Strong fit for service companies requiring secure vehicle parking, equipment storage, warehouse inventory and administrative space at one location.

Distribution & Logistics — Three dock-high and two grade-level doors, 20' clear height and convenient I-10 access support regional distribution and last-mile operations.

Infrastructure & Utility Contractors — Well configured for companies requiring storage and staging of trucks, trailers, signage, materials and field equipment.



Property Highlights

Property Summary

Address	1500-1520 E Benson Hwy
Total RBA	±14,752 SF
Lot Size	±2.66 AC
Coverage	±12-13%
Clear Height	20'
Dock-High Doors	3
Grade-Level Doors	2
Power	600A, 120/208V, 3-Phase, 4-Wire
Office	Air-Conditioned
Warehouse	Evaporative-Cooled
Yard	Secured/Fenced, Separate Area Per Suite
Zoning	C-2 (Final Use Subject To City Approval)



Location Highlights

Strategic Tucson Location & I-10 Connectivity: Convenient access to I-10 and Tucson's major transportation corridors, with proximity to Tucson International Airport, Davis-Monthan Air Force Base, Downtown Tucson and the greater South Tucson employment base.

Positioned Near Major South & Southeast Tucson Investment: The surrounding trade area is benefiting from significant public and private investment, including the 90-acre Mosaic Quarter sports and entertainment district adjacent to Kino Sports Complex, the proposed ±162,000 SF Costco warehouse and fuel facility near Old Vail Road, and the proposed \$3.6+ billion Project Blue data-center campus in southeast Tucson.



New Construction



Brioso at the Bridges
±128 Townhomes

New Construction



The Pearl at the Bridges
±126 Homes

New Development



±55,098 SF | ±48 Beds



New Development



±100,000 SF
Outdoor Retail Destination

E Ajo Way ±30,400 VPD

Subject Property



Davis-Monthan Air Force Base
World's Largest Military Aircraft Boneyard And Storage Facility.



New Development



±162,000 SF Warehouse + Fuel Facility
±22 AC Site | ±14.2 Miles Away



±90 AC Sports & Entertainment District
Under Construction | Opening Planned 2027



Data Center Development
±290 AC | \$3.6B Campus ±290 AC
±2.25M Square Feet

South Kino Pkwy ±27,960 VPD

Interstate 10 ±85,600 VPD

210

±25,600 VPD

Salvernon Way ±83,600 VPD

Google Earth

TUCSON, AZ

Tucson, Arizona is a major economic center in Southern Arizona, supported by a strong base of aerospace, defense, healthcare, education, logistics, and manufacturing industries. 1524 E Benson Hwy is strategically positioned within Tucson's established southside industrial corridor, with convenient access to Interstate 10, Interstate 19, and Tucson International Airport. The location provides efficient connectivity throughout the Tucson metro and to major regional markets, while the surrounding industrial base supports warehousing, distribution, contractor, and service-oriented users.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,576	97,888	226,826
2025 Population	7,350	98,985	229,610
2030 Population Projection	7,463	101,408	235,242
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,838	34,330	84,569
2025 Households	2,751	34,713	85,692
2030 Household Projection	2,795	35,592	87,906
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$66,890	\$65,155	\$69,226

The Benson Highway corridor serves as an established industrial and commercial district, benefiting from proximity to major transportation infrastructure and Tucson's growing employment base. The area is particularly well suited for businesses requiring convenient freeway access, outdoor storage, fleet operations, and regional distribution capabilities. Continued investment throughout southern Tucson, including the airport and surrounding employment corridors, reinforces the area's position as an important industrial hub with access to both local customers and regional transportation networks.

TUCSON | INDUSTRIAL VACANCY RATES

2024	5.9%
Q3 2025	6.6%
Q4 2025	7.3%
Q1 2026	8.0%
Q2 2026	7.8%

2.5%

SMALLER-SPACE
VACANCY

#2

LARGEST CITY
IN ARIZONA

5 MI

FROM TUCSON
INT'L AIRPORT

ECONOMIC MOMENTUM POWERING SOUTHERN ARIZONA

Tucson's economy continues to expand as a major employment and business center for Southern Arizona, supported by aerospace and defense, healthcare, education, manufacturing, mining technology, and transportation and logistics. The region is home to more than 200 aerospace and defense companies employing approximately 25,000 people, while Raytheon alone employs more than 12,000 locally. Tucson also benefits from the University of Arizona, Davis-Monthan Air Force Base, and a growing advanced manufacturing sector. With direct access to Interstate 10, Interstate 19, Union Pacific rail service, and Tucson International Airport, the market is strategically positioned for continued industrial and commercial growth.

MAJOR EMPLOYERS

 **Banner Health**

 **FREEPORT McMoRAN
COPPER & GOLD**

Walmart 



**THE UNIVERSITY
OF ARIZONA**



TUCSON INTERNATIONAL AIRPORT

Tucson International Airport serves as a major transportation and economic engine for Southern Arizona, connecting the region to major markets throughout the United States. Located south of Downtown Tucson with convenient access to Interstates 10 and 19, the airport serves both passenger travel and a significant concentration of aerospace, defense, manufacturing, and logistics operations. Major airport-area tenants include Raytheon, Ascent Aviation Services, the Arizona Air National Guard, FedEx, and Rolls-Royce. Airport-related operations, businesses, military activity, and visitor spending collectively generate approximately \$10.9 billion in annual economic output, reinforcing the airport area as one of Tucson's most important employment and industrial corridors.

3.9M+

ANNUAL
PASSENGERS

\$10.9B

ECONOMIC
OUTPUT

42,000+

SUPPORTED
JOBS



Regional Map

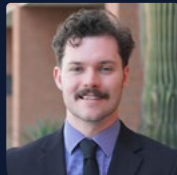
Exceptional Connectivity Drives Industrial Access

Tucson offers exceptional regional connectivity and transportation access, making it a strategic location for industrial, logistics, and commercial users. 1524 E Benson Hwy is positioned near Interstate 10 and Interstate 19, providing efficient access throughout the Tucson metro and connections to Phoenix, Southern Arizona, and Mexico. Tucson International Airport is located just minutes from the property, supporting passenger, cargo, aerospace, and defense operations. The nearby Union Pacific rail network further strengthens Tucson's position as a regional distribution hub. Together, these transportation assets provide businesses with efficient access to customers, employees, suppliers, and major markets throughout the Southwest.



MATTHEWS™

Points of Contact

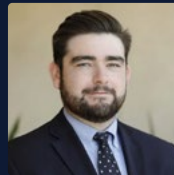


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