

FOR LEASE



Britannia Business Center

Now Available – 30,000 SF Turn-Key Industrial Space at Britannia Business Center

3480 E Britannia Dr Tucson, AZ 85706

Rent PSFM \$1.07 NNN

The Britannia Business Center is pleased to announce the immediate availability of a 30,000 square foot turn-key facility, ideal for a technology or light manufacturing company seeking a space that supports rapid deployment and operational efficiency.

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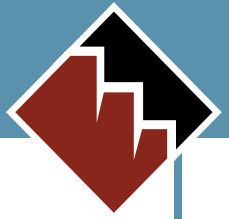
Please contact Michael Coretz for pricing information



Commercial Real Estate Group of Tucson LLC

WWW.CRETUCSON.COM • Tel 520-299-3400 • michael@cretucson.com

BRITANNIA BUSINESS CENTER



Property Features

Power:

1000 V, 3 phase

Ceiling Height 22'

Sprinkler: Ordinary

Hazard (Group 2)

Loading : Dock and

Grade loading

HVAC 100%

Zoning: I-1



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This highly functional and well-appointed space includes:

- Fully Air-Conditioned Interior for climate-controlled manufacturing and office comfort
- Heavy Power Capacity to support high-tech or production operations
- Energy-Efficient LED Lighting throughout the facility
- Multiple Private Offices and Conference Rooms for executive and team collaboration
- Break Room for staff convenience
- Dock-High and Grade-Level Loading for flexible shipping and receiving
- Parking 3.5 per 1,000 sq ft



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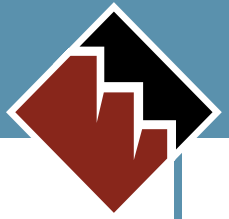


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3480 E Britannia



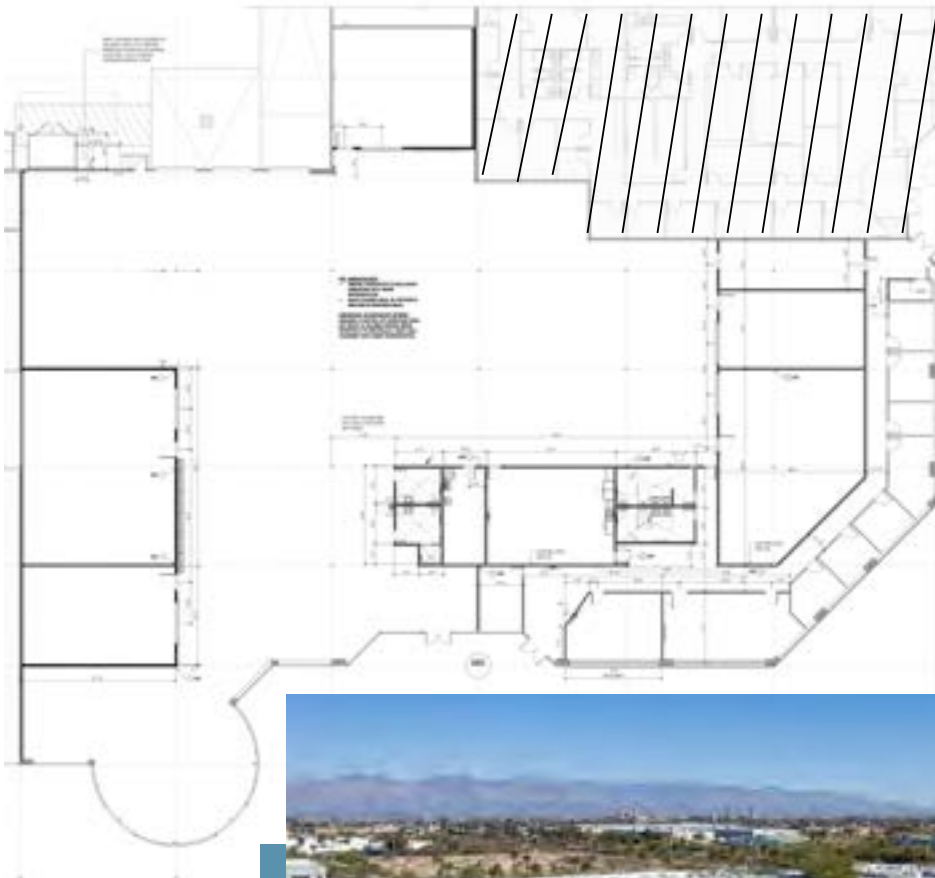
Office/Warehouse: 30,000 SF \$12.84 Sq Ft NNN

2023 estimated NNN Fees \$2.88 PSF

1st Floor Plan

26,691 SF

[Virtual Tour here](#)



The information contained in this listing is provided by the owner and is subject to change without notice. The availability, price, and terms of this property are subject to change without notice. No representation is made as to the accuracy or completeness of this information and it should be independently verified. Any reliance on the information contained in this listing is at the prospective tenant's own risk. The owner and the real estate agent accept no responsibility for any errors or omissions in the information provided.

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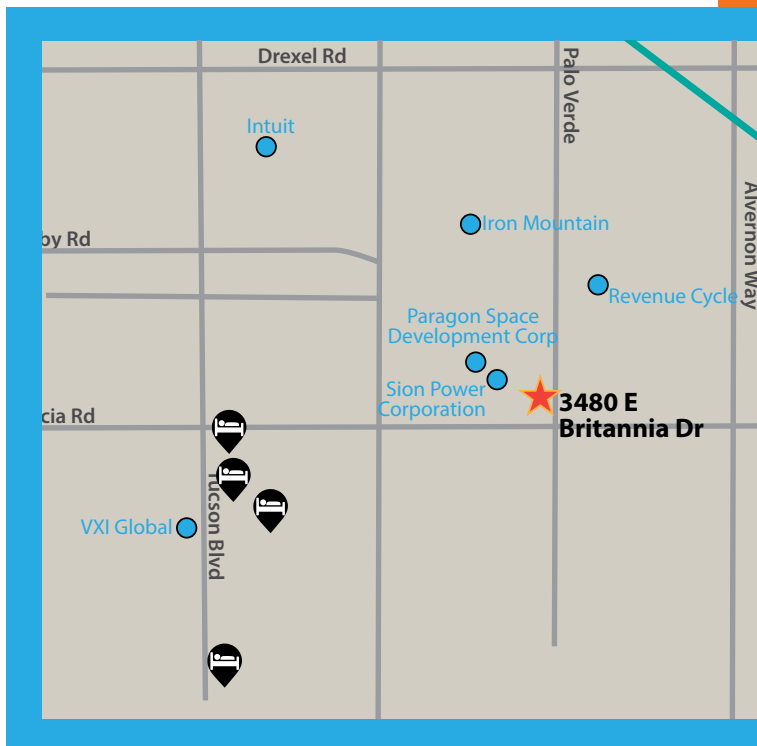
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BRITANNIA BUSINESS CENTER



- Retailers nearby
- Wholesalers nearby
- Scientific and Technical Services nearby
- Hotels near airport



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-  Logistics businesses
-  Manufacturing nearby
-  Hotels near airport



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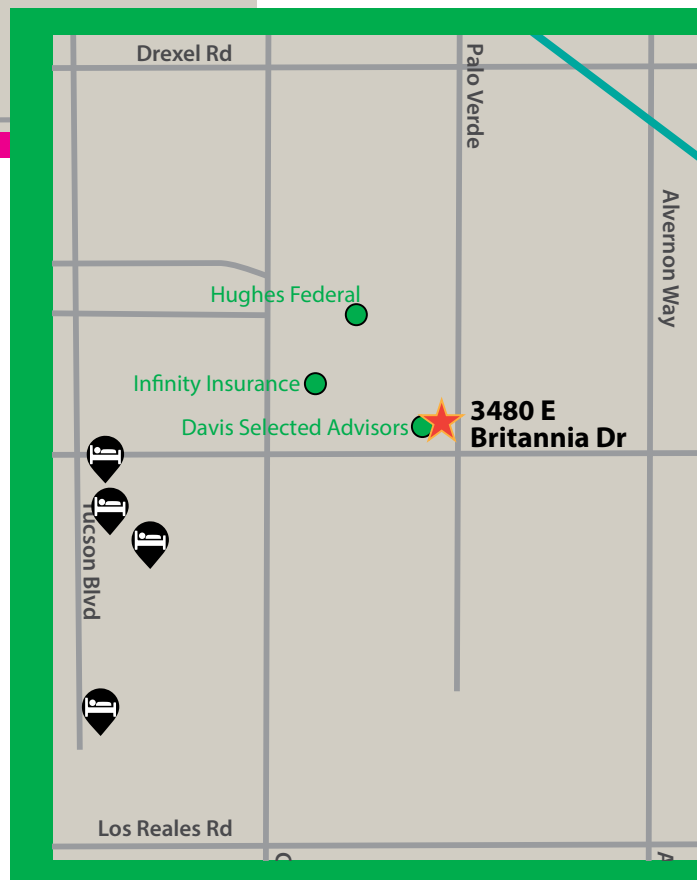
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-  Mining businesses
-  Finance Services
-  Hotels near airport



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BRITANNIA BUSINESS CENTER



MANUFACTURING

- | | |
|--|------------------------------------|
| 1 Materion Performance Alloys and Composites | 9 HTG Molecular Diagnostics |
| 2 Caid Industries | 10 Optego |
| 3 General Rubber Corp | 11 Morpac Industries Inc |
| 4 Chamberlain Manufacturing | 12 Raytheon |
| 5 Solar Industries | 13 Vante BioPharm |
| 6 Pepsi Co | 14 4D Technology |
| 7 GW Plastics | 15 Universal Avionics Systems Corp |
| 8 Hexagon Mining | 16 Tucson Container Corp |

SCIENTIFIC/TECHNICAL

- 1 VXI Global
- 2 Intuit
- 3 Iron Mountain
- 4 Paragon Space Development
- 5 Sion Power Corporation
- 6 Revenue Cycle

LOGISTICS

- 1 Custom Backoffice Solutions
- 2 Global Logistics Company
- 3 DHL Global Forwarding
- 4 Microstar Logistics LLC
- 5 Cubesmart
- 6 Thyssenkrupp
- 7 On Trac
- 8 FedEx Distribution Facility
- 9 R&L Carriers
- 10 PODS

RETAILERS

- 1 Lauderbach Builders Supply
- 2 Tire Hub
- 3 Home Depot
- 4 Amazon
- 5 Homegoods Distribution

WHOLESALES

- 1 Ferguson
- 2 West Med Inc
- 3 TDI International
- 4 National Tire Wholesale
- 5 American Tire Distributors

MINING

- 1 Modular Mining
- 2 Freeport-McMoRan
- 3 Saguaro Conveyor Equipment Inc

FINANCE SERVICES

- 1 Hughes Federal
- 2 Infinity Insurance
- 3 Davis Selected Advisors



Hotels near airport



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