

# FOR LEASE



## Britannia Business Center

3480 E Britannia Dr  
Tucson, AZ 85706

The Britannia Business Center is an ideal location for companies operating in diverse sectors such as aerospace and defense, biotech, optics and photonics, mining, and logistics and transportation. This location is advantageous due to its proximity to the Tucson International Airport and I-10, offering convenient access to businesses and placing them in a hub of thriving industries. This center provides a unique opportunity for companies seeking a strategic location to establish and operate their business operations.

CREG



Please contact Michael Coretz for pricing information



**Commercial Real Estate Group of Tucson LLC**

[WWW.CRETUCSON.COM](http://WWW.CRETUCSON.COM) • Tel 520-299-3400 • [michael@cretucson.com](mailto:michael@cretucson.com)

# BRITANNIA BUSINESS CENTER



## Property Features

Power:

480 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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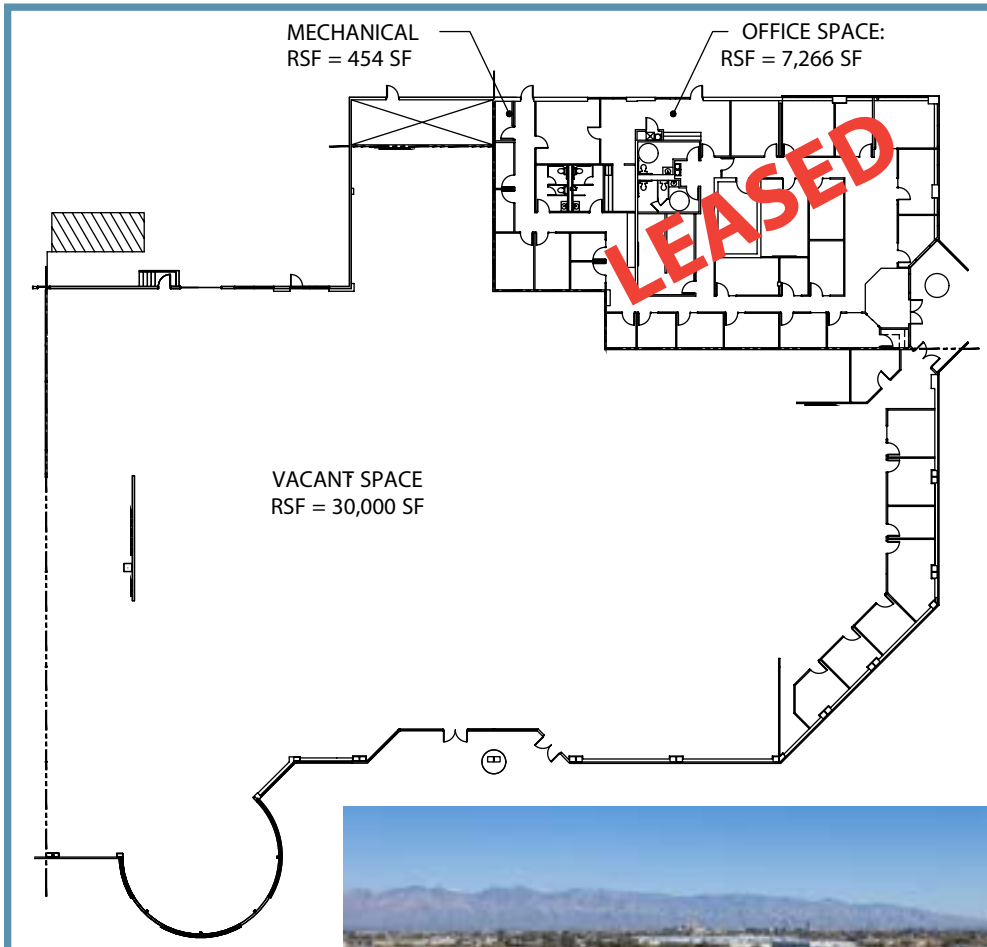
# BRITANNIA BUSINESS CENTER



## 3480 E Britannia

Warehouse: 30,000 SF \$10 Sq Ft NNN

2023 estimated NNN Fees \$2.88 PSF



[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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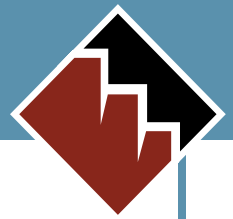
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# BRITANNIA BUSINESS CENTER



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



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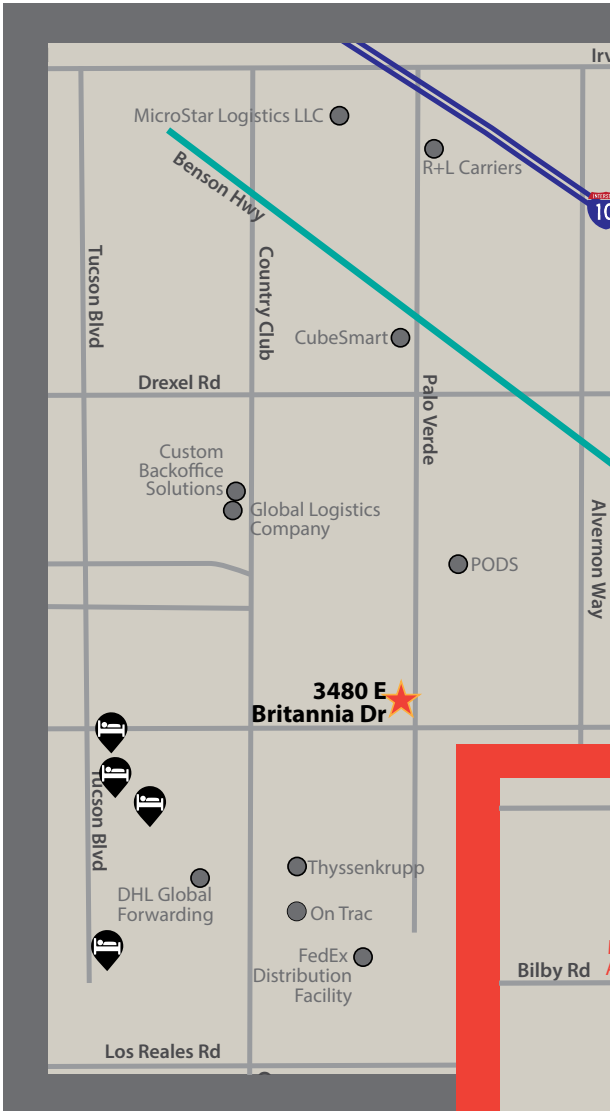
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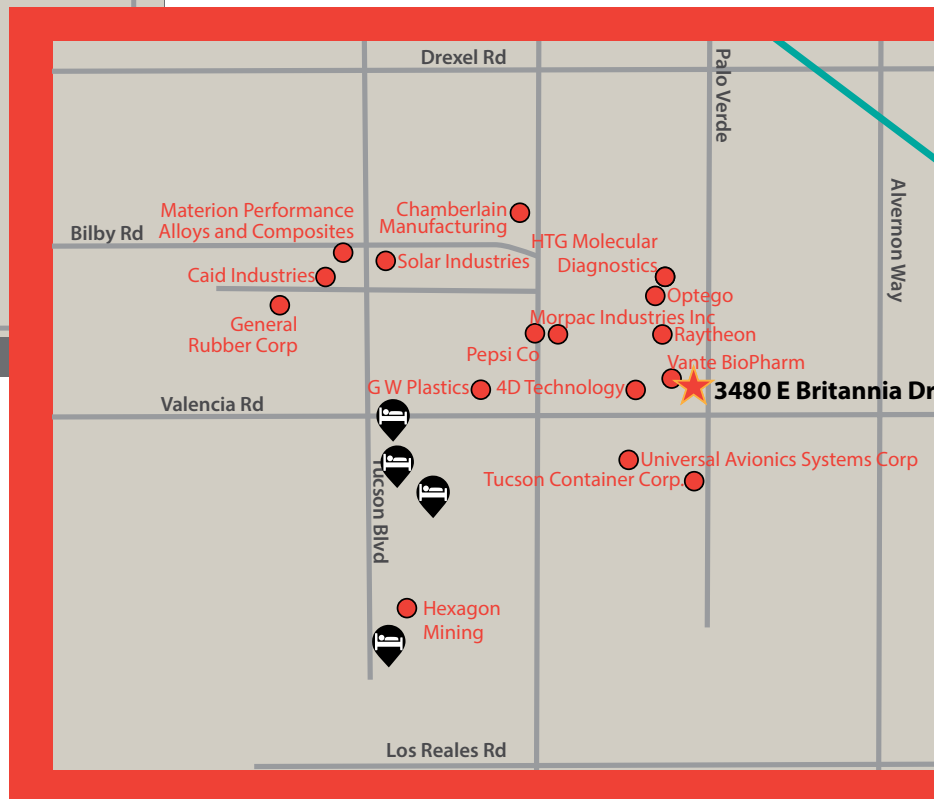
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# BRITANNIA BUSINESS CENTER



- Logistics businesses
- Manufacturing nearby
- 🏨 Hotels near airport



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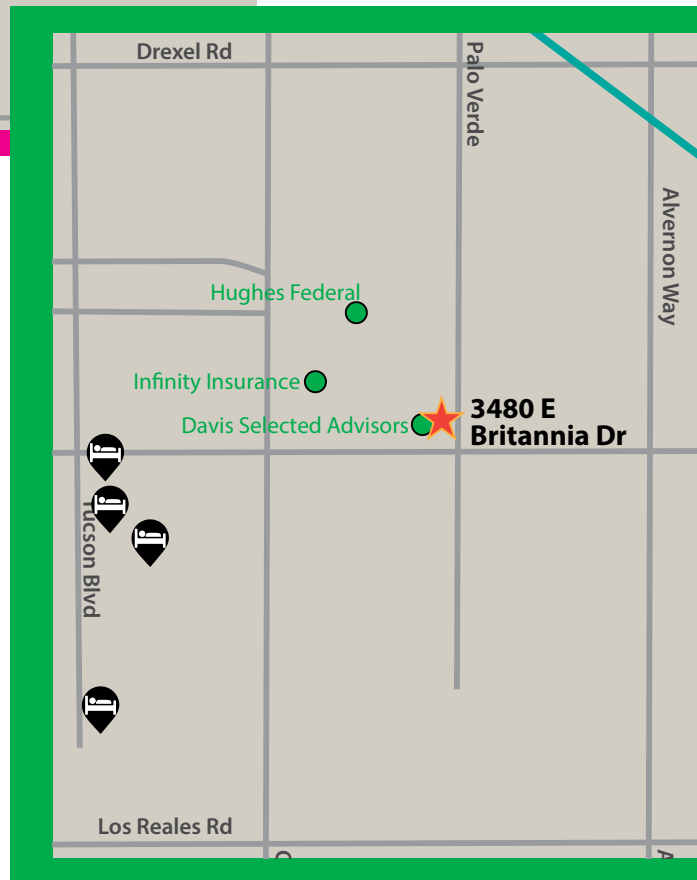
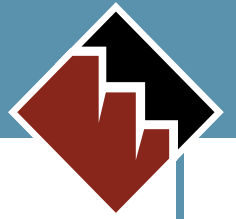
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# BRITANNIA BUSINESS CENTER



-  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

## WHOLESALE

- 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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