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Available  
Properties:



The Butterfield Technology Center is located at 4775 S. Butterfield Drive. This project, located in the Butterfield Business Park includes a Sears Call Center and CLS Plasma. This project is next to Interstate 10, Tucson International Airport, and the University of Arizona. This project is zoned CI-1

## OFFICE/INDUSTRIAL SPACE FOR LEASE

### Butterfield Business Park

4775 S Butterfield Drive

Located near the Corner of Palo Verde & Irvington  
Tucson, Arizona

### FEATURES:

- ✓ Located in the prestigious Butterfield Business Park, one of Tucson's class "A" business parks.
- ✓ Located next to Interstate 10 and 10 minutes from Tucson International Airport and the University of Arizona
- ✓ Ideal for office, research and development or industrial use
- ✓ Functional for assembly and warehousing
- ✓ CI-1 Zoning

### AVAILABLE WAREHOUSE SPACE:

**Suite 175:**

±5,551 SF

**Lease Rate:** .72¢/SF Modified Gross

**Configuration:** 25% office / 75% warehouse

**Ceiling Height:** 24' clear / **Loading:** Dock

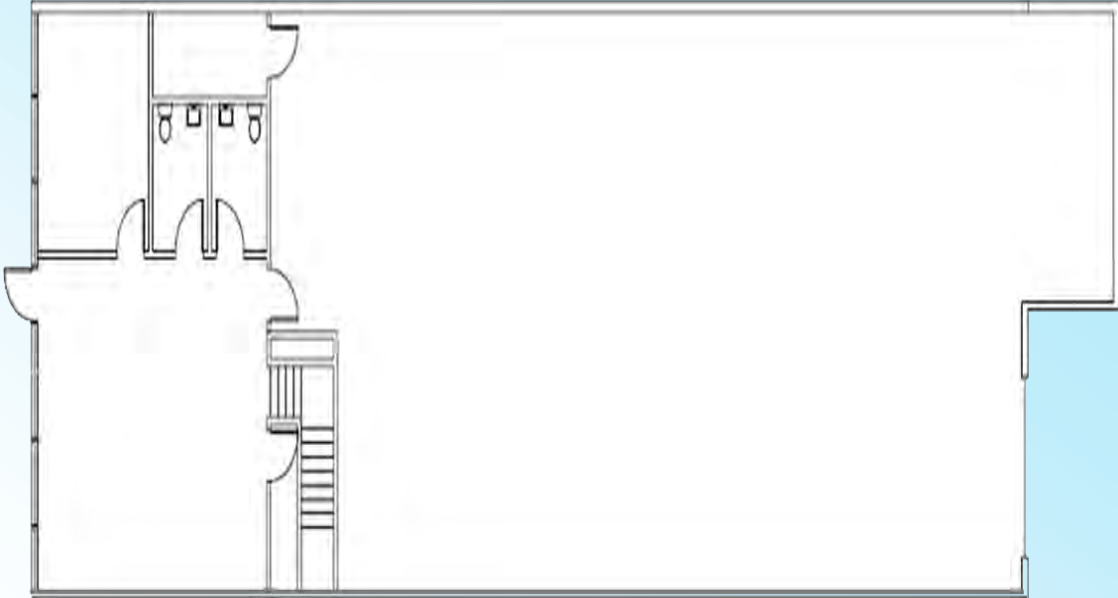
\*NNN currently estimated at .34¢ PSF Per Month

### AVAILABLE:

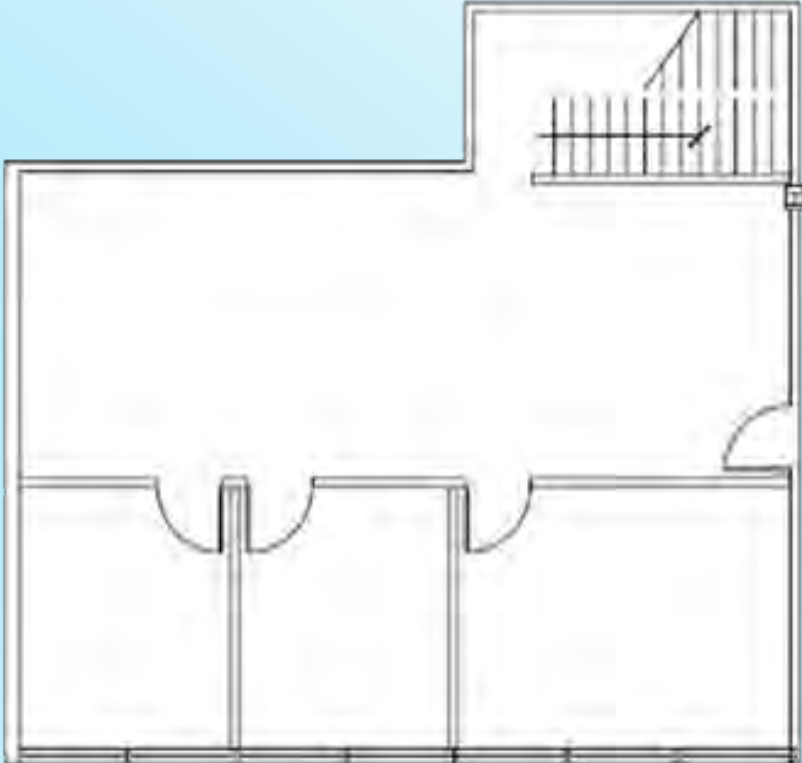
**Parking Area:** Contains ±71 Parking Spaces

**Butterfield Business Park  
4775 S. Butterfield Dr., #175  
Tucson, Arizona  
Floor Plan  
±5,551 SF**

**First Floor Office/Warehouse**



**Second Floor Office**



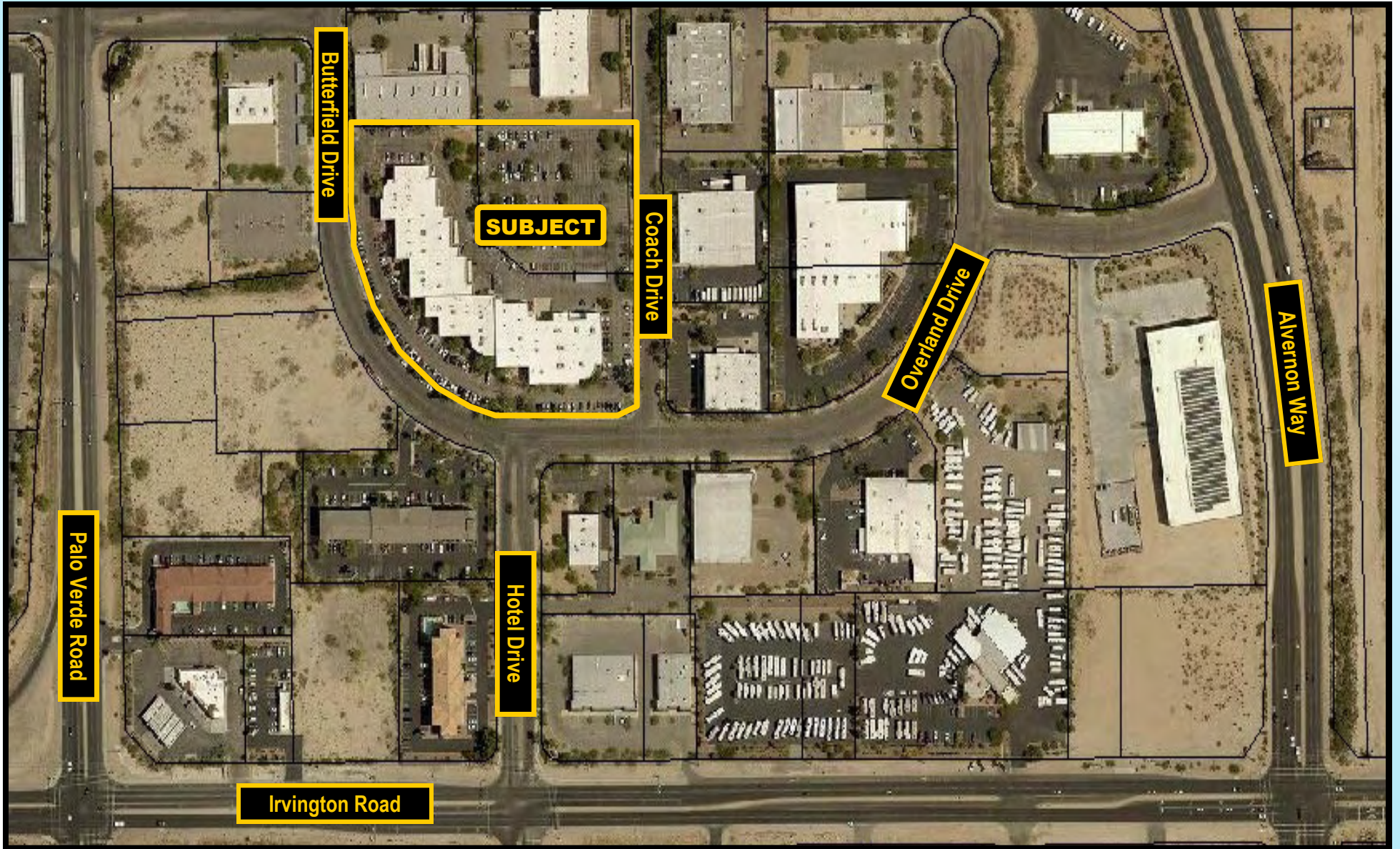
**Not To Scale  
Subject To Change**

**Butterfield Business Park  
4775 S. Butterfield Dr.  
Tucson, Arizona  
Aerial**



**Not To Scale  
Subject To Change**

**Butterfield Business Park  
4775 S. Butterfield Dr.  
Tucson, Arizona  
Aerial Map**



Not To Scale  
Subject To Change

**Butterfield Business Park  
4775 S. Butterfield Dr.  
Tucson, Arizona  
Aerial Map**



**Not To Scale  
Subject To Change**

## Butterfield Business Park Current Tenant List

Tenant	Suite #	Sq. Ft.
Sears Call Center	149	66,000
Automation Specialists	151	4,024
Sears Storage	155	3,500
<b>AVAILABLE (Office/Warehouse)</b>	<b>175</b>	<b>5,551</b>
CSL Plasma	195	16,451

## EMPLOYMENT



44%

White Collar



25%

Blue Collar

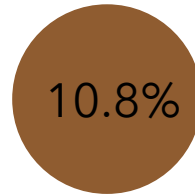


30%

Services

## Butterfield Business Park

4755 S Butterfield Dr, Tucson,  
Arizona, 85714  
Ring of 1 mile



10.8%

Unemployment  
Rate



477

Total Businesses

## BUSINESS



7,935

Total Employees

## KEY FACTS

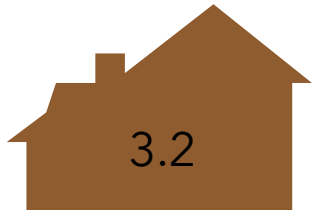
3,281

Population



27.1

Median Age



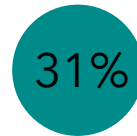
3.2

Average  
Household  
Size

\$33,409

Median  
Household  
Income

## EDUCATION



31%

No High School  
Diploma



24%

High School  
Graduate



36%

Some College



10%

Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



942

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



554

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



424

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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## EMPLOYMENT



44%

White Collar



31%

Blue Collar

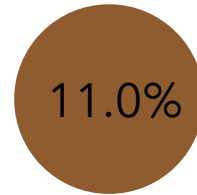


25%

Services

## Butterfield Business Park

4755 S Butterfield Dr, Tucson,  
Arizona, 85714  
Ring of 3 miles



Unemployment  
Rate

## BUSINESS



2,341

Total Businesses



47,322

Total Employees

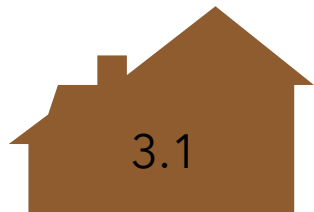
## KEY FACTS

71,508

Population



Median Age



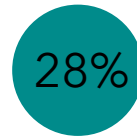
3.1

Average  
Household  
Size

\$35,296

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



30%  
High School  
Graduate



31%  
Some College



11%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



21,139

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



12,145

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



10,404

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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## EMPLOYMENT



53%

White Collar



24%

Blue Collar

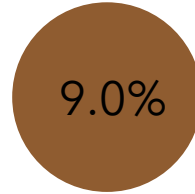


24%

Services

## Butterfield Business Park

4755 S Butterfield Dr, Tucson,  
Arizona, 85714  
Ring of 5 miles



Unemployment  
Rate



7,632

Total Businesses



116,463

Total Employees

## BUSINESS

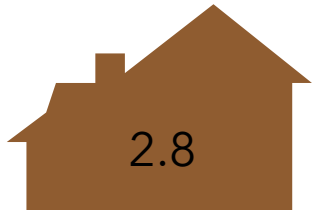
## KEY FACTS

218,224

Population



Median Age

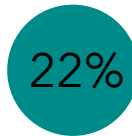


Average  
Household  
Size

\$38,054

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



28%  
High School  
Graduate



31%  
Some College



19%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



62,137

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



37,811

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



37,469

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)