

Department of Defense-Approved Facility



Property Overview

Raytheon STNL Built-to-Suit

3360 E Hemisphere Loop Tucson, AZ 85706

STNL- Built to Suit Office/Flex Constructed in 2008



\$14,400,000
PRICING EXPECTATION

7.00 %
CAP RATE

Investment Overview

Address	3360 E Hemisphere Loop Tucson, AZ 85706
Sq. Footage	±72,000
Tenant	Raytheon (NYSE: RTX)
NOI	\$1,009,800
Cap Rate	7%
Pricing Expectation	\$14.4MM



Property Highlights



STRATEGIC DEFENSE ASSET

High-security features and DOD approval for sensitive activities.



REGIONAL INDUSTRY HUB

Southwest Tucson as a vital defense hub with robust industry support.



PRIME LOCATION

Proximity to I-10 and Tucson International Airport enhances strategic value.



BUILT-TO-SUIT DESIGN

Originally constructed specifically for Raytheon Missile Systems' needs.

✉ POINT OF CONTACT

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