

NOW AVAILABLE

TANGERINE COMMERCE PARK

HIGH CUBE DISTRIBUTION SPACE FOR LEASE

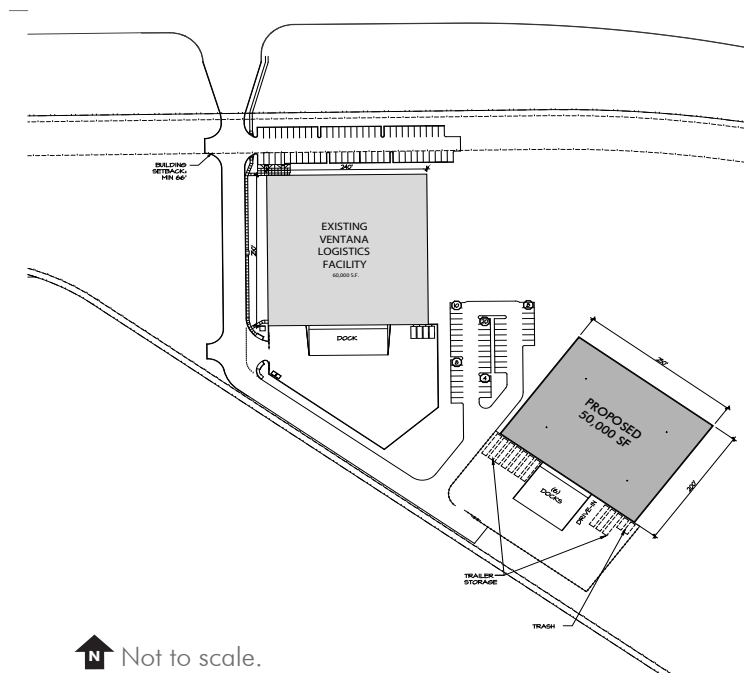
Tucson, Arizona



BUILDING SPECIFICATIONS

PRICE: \$0.69/PSF, NNN

Build Type	Concrete Tilt
Slab	±6" reinforced
Size	50,000 SF minimum
Lighting	T-5, sensor switched
Sprinkler	ESFR
Column Spacing	±40'
Building Depth	±200'
Clear Height	±30' minimum
Loading	1 dock per 10,000 SF & 1 drive in
Truck Court Depth	±120'
Parking	50 spaces or 1/1000 SF
Deliverable	In 10 months



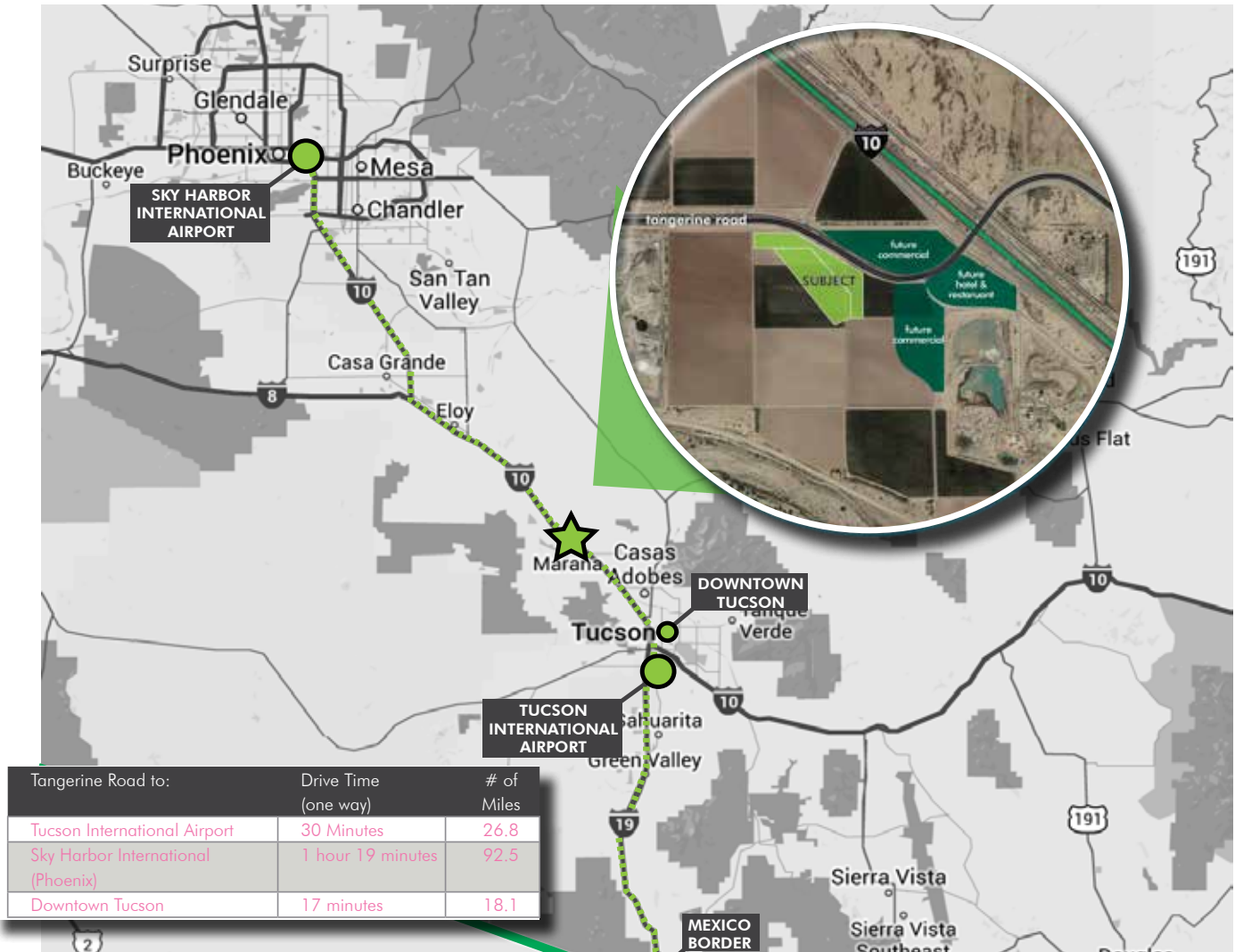
www.cbre.com/tucson

CBRE

HIGH CUBE DISTRIBUTION SPACE FOR LEASE

TANGERINE COMMERCE PARK

Tucson, Arizona



LOCATION HIGHLIGHTS

- ✓ Approximately 75 miles from Phoenix
- ✓ Pro-business City of Marana
- ✓ Highly visible from the I-10 interchange
- ✓ First major Interstate access to Tucson from Phoenix via Tangerine Road
- ✓ Direct access to Service Oro Valley/NW Bio Corridor via Tangerine Road
- ✓ Adjacent to Gladden Farms 4,500 fully plotted master-planned community

SITE FEATURES

- ✓ ±40,000 SF to ±400,000 SF Buildings Available
- ✓ Zoned F, Planned Industrial- Town of Marana
- ✓ Utilities to the property line

BUILD-TO-SUIT

- ✓ Price at \$0.69 PSF, NNN for 50,000 + SF building

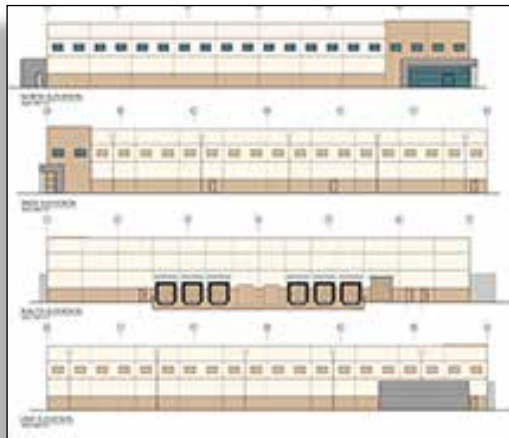
HIGH CUBE DISTRIBUTION SPACE FOR LEASE

TANGERINE COMMERCE PARK

Tucson, Arizona



SITE PLAN



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc.



CONTACT US

BILL DIVITO

First Vice President
+1 520 321 3339
bill.divito@cbre.com

JESSE BLUM

Associate
+1 520 321 3335
jesse.blum@cbre.com

www.cbre.com/tucson

CBRE