



# AEROSPACE RESEARCH CAMPUS

Aerospace, defense, manufacturing, logistics and high-technology research are key focus areas. Containing more than 500 acres, onsite utilities, rail, interstate and air transportation nearby, the Campus has already attracted innovative space manufacturing firms and provides the space to grow in Southern Arizona.



PIMA COUNTY



# Aerospace Research Campus

The Aerospace Research Campus is being developed to address the increasing need for supply chain locations for the aerospace industry and other key sector industries as well as imports/exports with Mexico. Pima County has made major infrastructure improvements to the area, including the realignment and expansion of roadways and delivery of utilities to serve the needs of future industrial tenants.

The property is mostly flat, unpopulated, virgin desert located immediately south of the Tucson

International Airport complex and Raytheon Missile Systems. The Campus provides proximity to two interstate highways and major surface streets. Future transportation infrastructure plans include an auxiliary Interstate connecting Interstates 10 and 19. The proposed auxiliary highway has been added to federal and state planning documents and fast-tracked for FHA funding.

Union Pacific has shown interest in extending a rail connection into the Aerospace Research Campus.

In addition, the region's only inland multimodal port, Port of Tucson, lies fewer than five miles from the site. The port provides duty and tax benefits through federal Foreign Trade Zone and State of Arizona Enterprise Zone designations.

With more than 500 total acres available, users have the opportunity to consolidate and customize properties to meet specific needs. This park is the initial portion of a larger planned industrial park that will encompass as many as 2,400 additional acres over time.



- **Location:** Township 15.0 Range 14.0E Section 31, 32.085651, -110.948334. South of Tucson International Airport, between Interstates 10 and 19, and between Union Pacific Railroad route to Mexico and route between California ports and El Paso
- **Acres:** 500+/-
- **Zoning:** I-2 Industrial Zoning.
- **Rail Access:** Siding designed and approved for rail access onto property.
- **Utilities:** Full utilities including fiber access available to property.

