

# TUCSON AIRPORT DISTRIBUTION CENTER

NEWLY COMPLETED



**CBRE**

**NOW LEASING - 157,500-SQUARE-FOOT CLASS A WAREHOUSE DISTRIBUTION BUILDING**

6850 S. BROSIUS AVENUE - TUCSON, ARIZONA



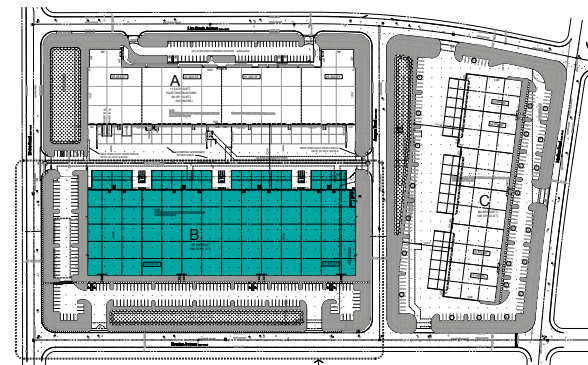
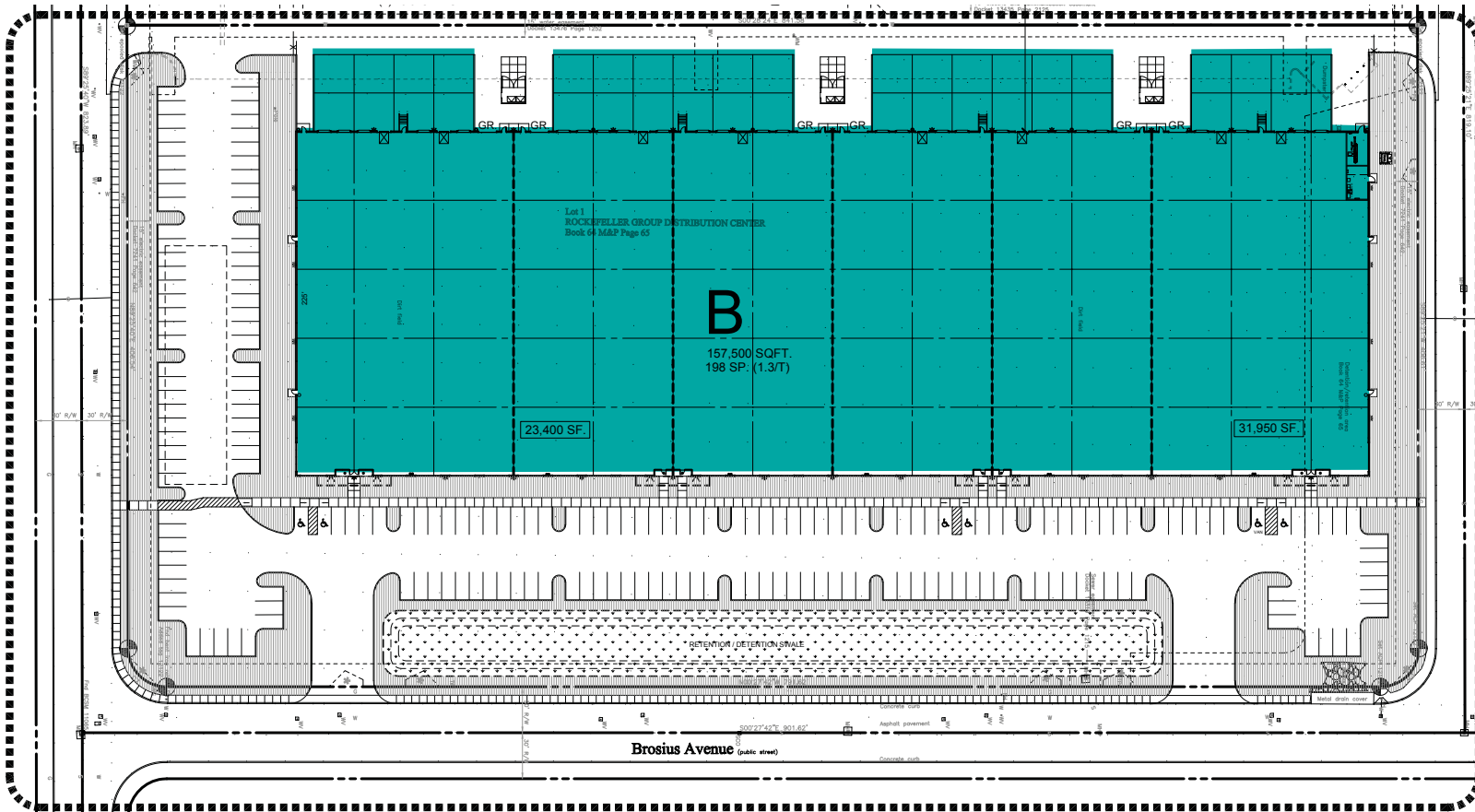
# BUILDING HIGHLIGHTS

## PROPERTY DETAILS

- Price – \$0.56 NNN, 7% build-out package
  - NNN expenses estimated at \$0.11
- 157,500 SF
- Clear height – ±32'
- Column spacing – ±52'x ±45'
- Loading - ±34 docks
  - ±6 docks with pit levelers
  - ±6 grade doors
- Bay sizes – Range from ±23,400 SF to ±31,950 SF
- Electrical - 400+ amps 277/ 480V per bay
- Slab PSI - 3,500 PSI
- Parking – 201 spaces
- Sprinkler – ESFR
- Roof - R-19 roof insulation + skylights
- Truck Court:
  - Fully fenced and secured
  - ±170' radius

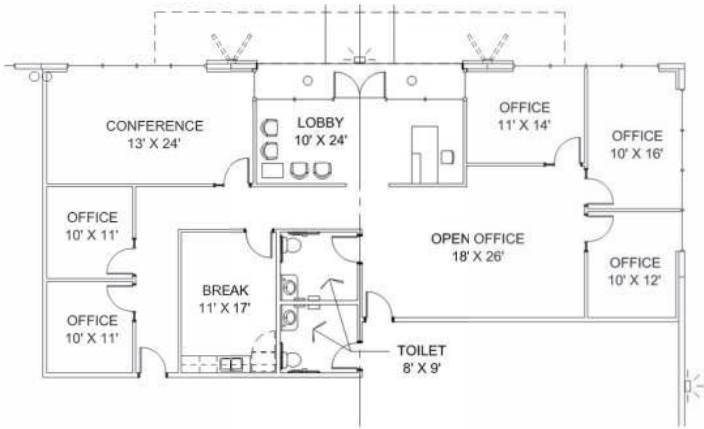


# SITE PLAN

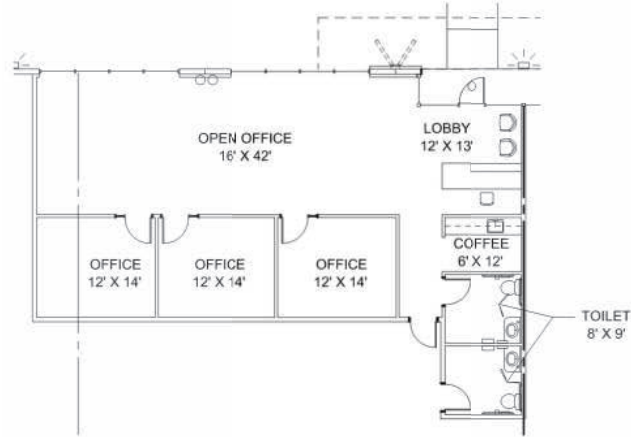


NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE

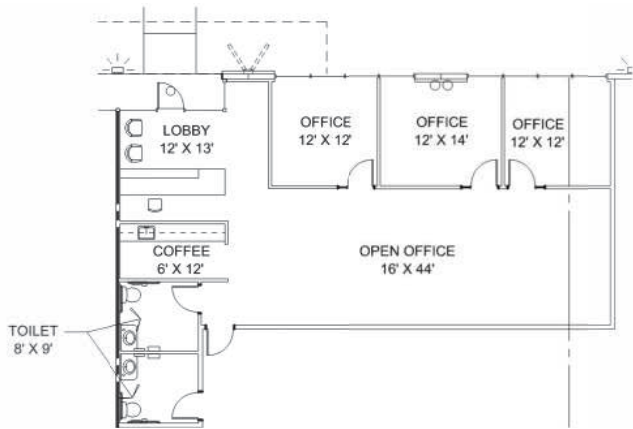
SUITE 100  
 ± 2,488 SF OFFICE / ± 29,462 SF WAREHOUSE



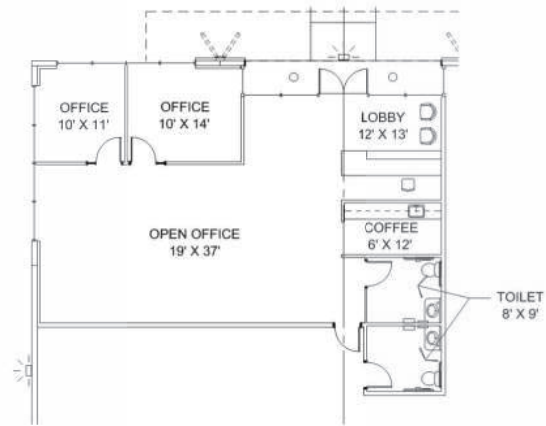
SUITE 120  
 ± 1,780 SF OFFICE / ± 21,620 WAREHOUSE



SUITE 130  
 ± 1,780 SF OFFICE / ± 21,250 SF WAREHOUSE

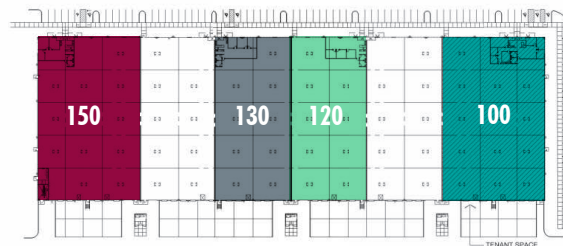


SUITE 150  
 ± 1,700 SF / ± 30,250 SF WAREHOUSE



NOT TO SCALE  
 ALL MEASUREMENTS ARE APPROXIMATE

# FLOOR PLANS



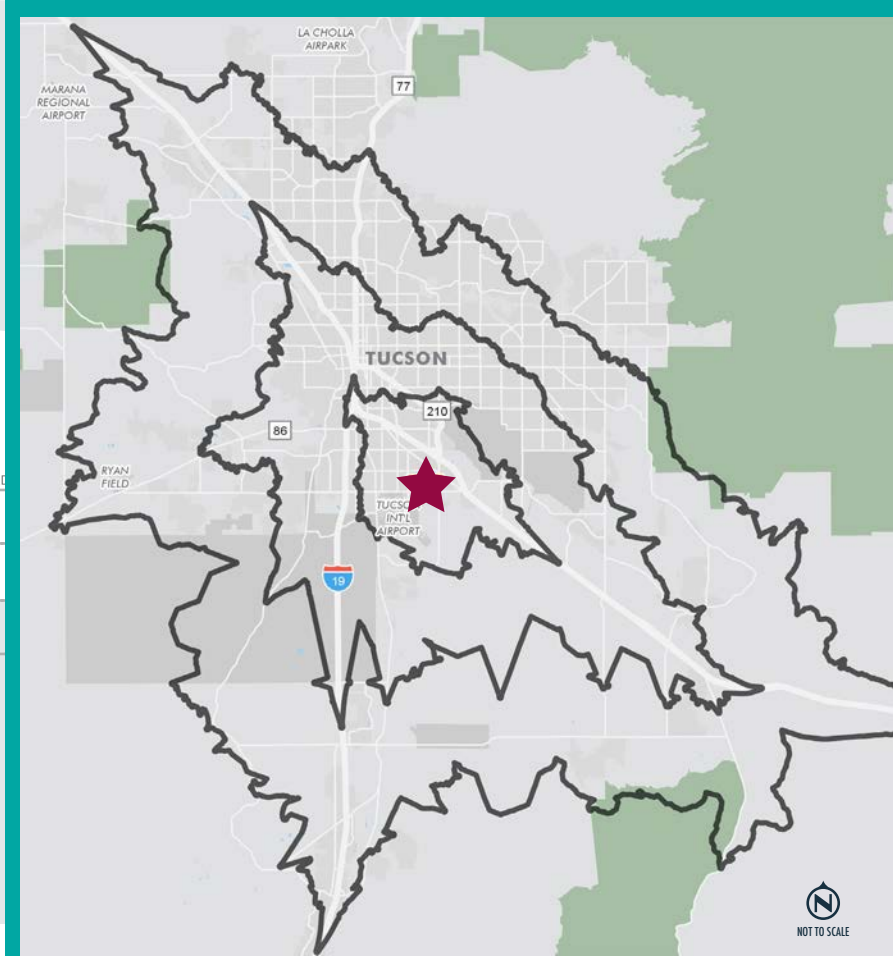
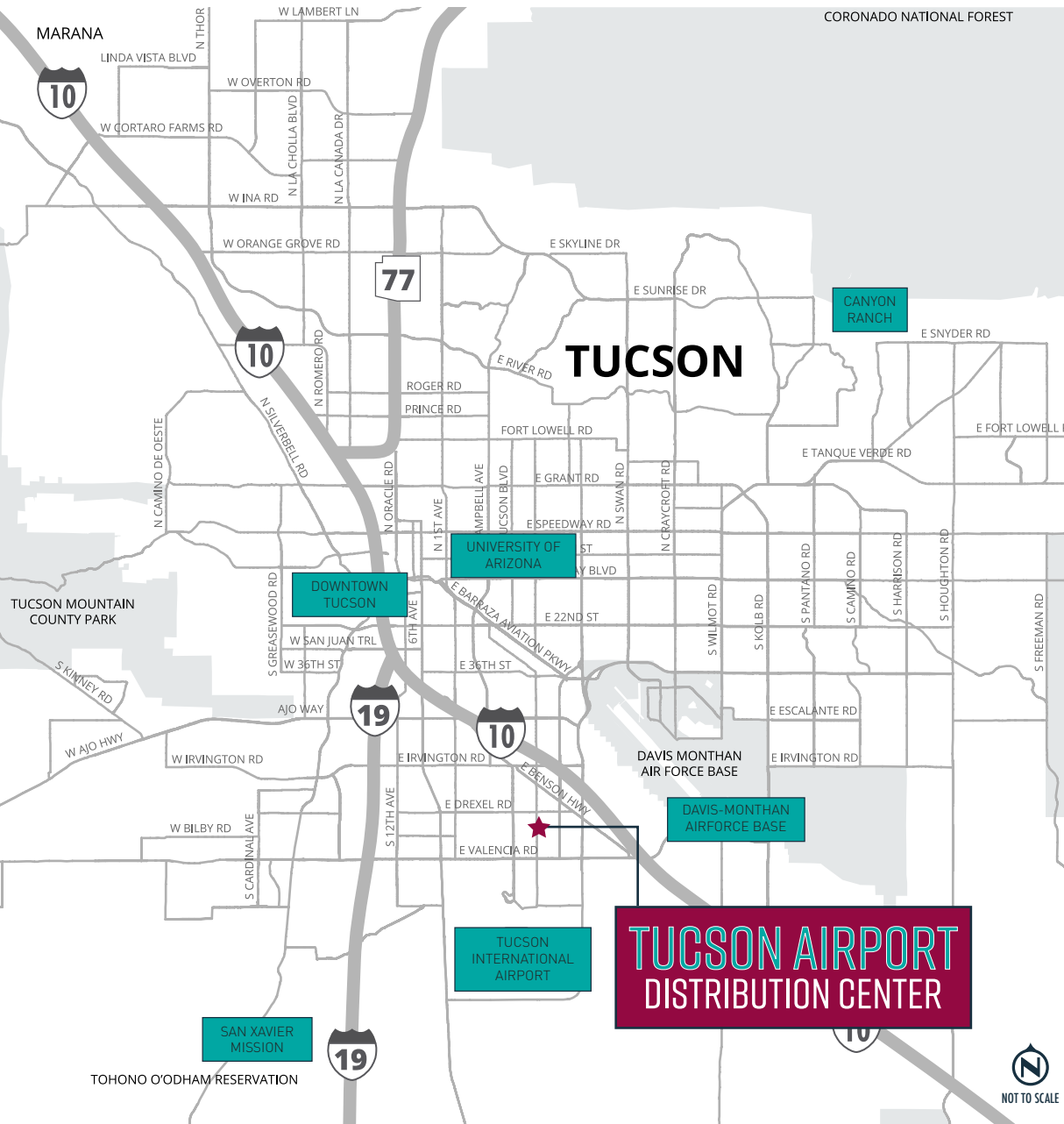
# DRIVE TIMES

 **INTERSTATE 10**  
±5 MIN

 **UNIVERSITY OF ARIZONA**  
±14 MIN

 **DOWNTOWN TUCSON**  
±13 MIN

 **TUCSON INTL. AIRPORT**  
±5 MIN



## DRIVE TIME MAP

 **TUCSON AIRPORT DC**

 ±15, 30, 45 MINUTE DRIVE TIME





## TUCSON METROPOLITAN AREA

Tucson is the second largest metropolitan area in Arizona with over one million residents and serves as an anchor to business located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life, along with low cost for doing business. Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Just 60 miles from the Mexico border with high-capacity border and transportation infrastructure, Tucson is the best option for companies doing business in the United States.

Southern Arizona can be compared to some of the most affordable markets west of the Mississippi which allows Tucson a competitive edge compared to other markets in the west. With Cost of Living Index at 97.1 [source: ACCRA Cost of Living Index, 2018], Tucson locals can enjoy a high-quality lifestyle that is far less expensive than other comparable markets like Las Vegas, Denver and San Diego.

The structure for tax in Arizona allows it to be business-friendly as well as competitive, along with worker's compensation and unemployment insurance being one of the lowest in the United States. Factors such as decreasing individual tax burden and low flat-rate corporate tax allow Arizona to gain a competitive advantage.

### TUCSON CLIMATE



70.9 °F

AVERAGE ANNUAL TEMPERATURE



286

YEARLY DAYS OF SUNSHINE





## ECONOMIC DRIVERS

Among the largest Tucson employers are Raytheon Missile systems, Davis Monthan Air Force Base, WalMart Stores Inc., Banner Health, TMC Health Care, Geico, Target Stores Inc, Walgreens, and Fry's Food Stores. In addition, Foreign Trade (Tucson being 60 miles from the US/Mexico Border) through Tucson's high-capacity border and transportation infrastructure allow an ideal choice for companies that require business in the United States and Mexico.



## EDUCATION

**The University of Arizona** is a integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,831 Students and 11,251 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world.

**Pima Community College** offers advanced technical training at a low cost, allowing Tucson to be highly sought after when looking for higher education.

**Tucson also boasts three of the top ten** national K-12 schools recognized for academic excellence.

SOURCE: The University of Arizona, 2016



## MILITARY EMPLOYMENT

Davis-Monthan AFB	9,100
Ft. Huachuca	9,134
162nd fighter Wing Air National Guard	2,947

## TUCSON LARGEST EMPLOYERS

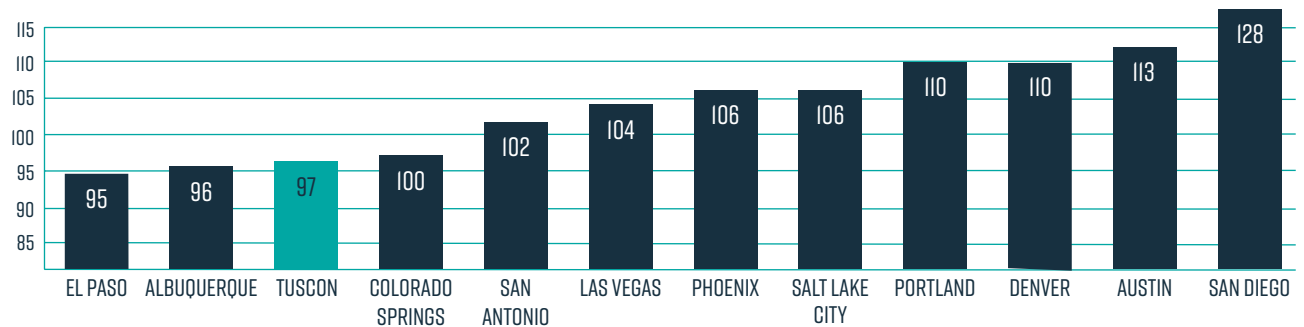
1.	University of Arizona	10,846 employees
2.	Raytheon Missile Systems	10,300 employees
3.	Davis-Monthan Air Force Base	9,100 employees
4.	Wal-Mart Stores Inc.	7,450 employees
5.	U.S. Customs and Border Protection	6,500 employees
6.	Banner - University Medicine (UA Healthcare)	6,099 employees
7.	Freeport-McMoRan Inc.	5,463 employees
8.	Tohono O'Odham Nation	4,350 employees
9.	Carondelet Health Network	3,860 employees
10.	TMC Healthcare	3,162 employees

## SALES TAX RATES

	ARIZONA
State Tax Rate	5.6%
Rank	28
Ave. Local Tax Rate	2.73%
Combined Tax Rate	8.33%
Rank	11
Maximum Local Rate	5.3%

SOURCE: TaxFoundation.org

## COST OF LIVING COMPARISON - NATIONAL AVERAGE = 100



Source: ACCRA Cost of Living Index, Q1 2018

# TUCSON AT A GLANCE



**POPULATION**  
1,039,768



**SOUTHERN ARIZONA  
LABOR FORCE**  
879,978

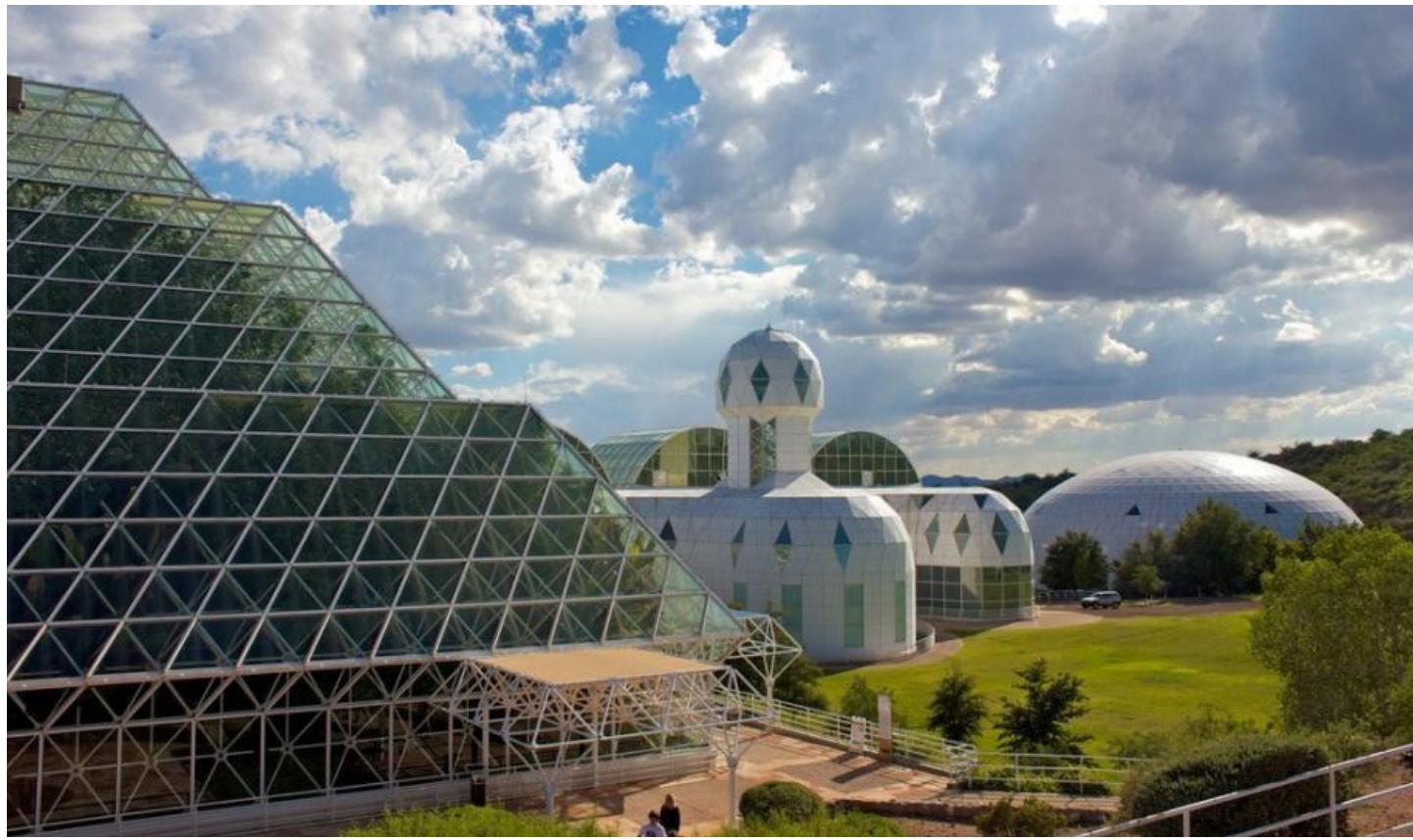


**MEDIAN AGE**  
39-YEARS-OLD



**MEDIAN HOUSEHOLD INCOME**  
39-YEARS-OLD

**AVERAGE HOUSEHOLD INCOME**  
\$71,176



## EDUCATION

	PIMA COUNTY	
Population 25 and over who have completed:	High School or Higher	89%
	Bachelor's degree or higher	32%
	Advance degree	14%

## STUDENT ENROLLMENT

University of Arizona	44,831
Arizona State University	51,984
University of Phoenix	165,743
Pima Community College	41,976
Cochise College	6,514
Central Arizona College	9,741





# TUCSON AIRPORT DISTRIBUTION CENTER

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