



For Lease - 50 Acres Alvernon Way | Tucson, AZ Aeronautical Way 50



SITE A & B CONCEPT

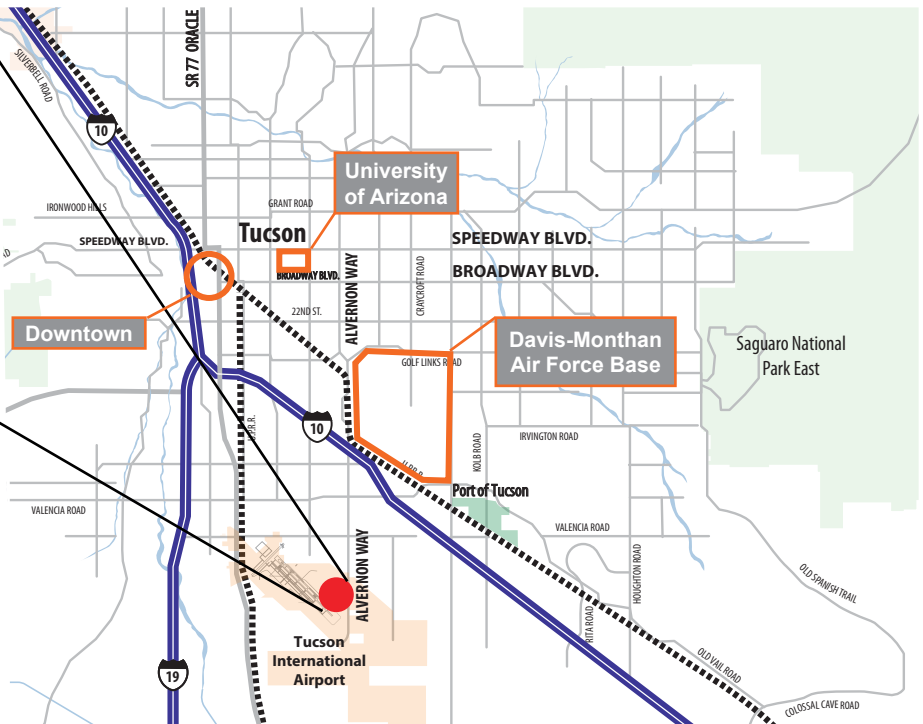
PROPERTY FEATURES

Available Space	Site A & B 50 acres total, 25 acres each
Layout/Usage	Aircraft manufacturing and/or MRO
Distance to Airport	Adjacent to Runway 11-L 29 R
Utilities	In place
Airfield Access	Yes, 10,996 feet long, 150 feet wide
Zoning	Pima County General Industrial (CI-2)
Lease Rate	\$0.35 SF/Year



DISTANCE FROM TUCSON AIRPORT

PHOENIX	121 miles
NOGALES	64 miles
EL PASO	312 miles



For More Information:



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Alvernon Way | Tucson, AZ
Aeronautical Way 50**



**Southern Arizona Aerospace
& Defense Industry**



BY THE NUMBERS

- Companies: **200+**
- Employees: **25,000+**
- Aerospace Technology Graduates (UofA, ASU, Cochise, PCC): **4,000+**

KEY FACTS

- **Fifth highest** concentration of A&D employees in the nation (**Raytheon** alone employs 10,000+)
- Two of AZ's largest military installations: **Davis Monthan AFB** (9,660) & **Ft. Huachuca** (9,495)
- **Spaceport Tucson** and **Aerospace Research Campus** provide unique and ample land and expansion opportunities
- Year-round flying weather, dry climate

WHAT LEADERS SAY

"We are proud to have Raytheon Missiles & Defense headquartered in Tucson, Arizona. The region's workforce, infrastructure and community support are fundamental to our plans and enable us to meet the growing demand from our customers."

Wes Kremer
President
Raytheon Missiles & Defense

Benefits of Tucson Airport Location (TUS)

- Only Arizona airport with 24/7 CBP air cargo handling
- No real property tax for tenants
- Expedited internal TIA plan review and permitting
- Business gateway between Southern Arizona and Mexico
- Direct access to two major highway systems
 - I-10 - one of 3 cross country freeways and only "all weather" interstate
 - I-19 - 60 miles to Mexico border
- TUS tenants include more than 100 companies in MRO, FBO, aerospace, aviation services and air cargo
- TUS property includes up to 5,160 developable acres, both airfield and non-airfield access
- TUS connects to hundreds of destinations around the globe; non-stop to 20 airports

**MAJOR AIRPORT
AREA EMPLOYERS**

- Raytheon Missiles & Defense
- Bombardier Aerospace
- Ascent Aviation Services
- FedEx
- HomeGoods
- Universal Avionics

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