

For Lease - 30 Acres
NE Corner of Valencia Rd & Nogales Hwy

PROPERTY FEATURES

Available Space	30 Acres
Layout/Usage	Opportunity for industrial/commercial, storage, and warehousing
Distance to Airport	Close proximity
Utilities	In place; contact Tucson Electric Power, Southwest Gas, Tucson Water, Cox, and CenturyLink
Zoning	City of Tucson Light Industrial (I-1), City of Tucson Parkway Industrial (P-1), City of Tucson Commercial (C-1), City of Tucson Commercial (C-2)
Lease Rate	Negotiable - BPO



For More Information:

SUN CORRIDOR INC

Susan Hyatt Dumon | 520.243.1950 | susan.dumon@suncorridorinc.com
Daniela Gallagher | 520.243.1938 | daniela.gallagher@suncorridorinc.com

For Lease - 30 Acres NE Corner of Valencia Rd & Nogales Hwy



Southern Arizona Aerospace & Defense Industry



BY THE NUMBERS

- Companies: **200+**
- Employees: **25,000+**
- Aerospace Technology Graduates (UofA, ASU, Cochise, PCC): **4,670**

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** (11,607) & **Ft. Huachuca** (9,629)
- **Spaceport Tucson** and **Aerospace Research Campus** provide unique and ample land and expansion opportunities
- Year round flying weather, dry climate

WHAT LEADERS SAY

"The strong support we received from state and local organizations was essential to help provide Raytheon with the workforce and infrastructure to meet our growing demand."

Dr. Taylor Lawrence
CEO
Raytheon Missile Systems

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 Missile Systems
- Bombardier Aerospace
- Ascent Aviation Services
- FedEx
- HomeGoods
- Universal Avionics

For More Information:

SUN CORRIDOR INC

Susan Hyatt Dumon | 520.243.1950 | susan.dumon@suncorridorinc.com

Daniela Gallagher | 520.243.1938 | daniela.gallagher@suncorridorinc.com