

## For Lease - 3.5 Acres

### NW Corner of Valencia & Nogales Highway

#### PROPERTY FEATURES

Available Space	3.5 Acres
Layout/Usage	Opportunity for business park, commercial retail
Distance to Airport	Close proximity
Utilities	In place; contact Tucson Electric Power, Southwest Gas, Tucson Water, Cox, and CenturyLink
Zoning	City of Tucson Residence (R-2) 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

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## 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 processing
- 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

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