

SAMTEC

16220 S. La Cañada Drive



Sahuarita Advanced Manufacturing & Technology Center

REDUCED RATE: \$0.65/PRSF NNN, MONTH



FOR LEASE

NEW LIGHT INDUSTRIAL/HIGH-TECH MANUFACTURING SPACE

TENANT IMPROVEMENT ALLOWANCE - \$25.00/PRSF

CBRE

PROJECT OVERVIEW

16220 S. La Cañada Drive



SITE PLAN NOT TO SCALE

DESCRIPTION

SAMTEC is an advanced manufacturing/assembly/office facility recently completed in the Town of Sahuarita, Arizona, approximately 20 miles south of Tucson.

LOCATION

The project is located at 16220 S La Cañada Drive, Sahuarita, AZ, approximately one quarter mile southwest of the I-19/Sahuarita Road interchange. Significant roadways are planned from closeby to allow traffic from the US-Mexico border to bypass Tucson, AZ and provide a "short cut" to I-10 Eastbound.

BUILDING SPECIFICATIONS

A single-story concrete structure with steel-framed roof and three (3) loading docks at grade with overhead doors. Internally, clear height is 16' with HVAC distributed throughout the building. Power supply is to be 1156 amp rated 227/480 volt three phase.

SIZE

The design allows for multiple tenants and configurations within the $\pm 32,000$ SF as illustrated later in this brochure.

PARKING

96 spaces, 4 of which are handicap designated. Potential to add an additional 15 spaces for a total of 111.

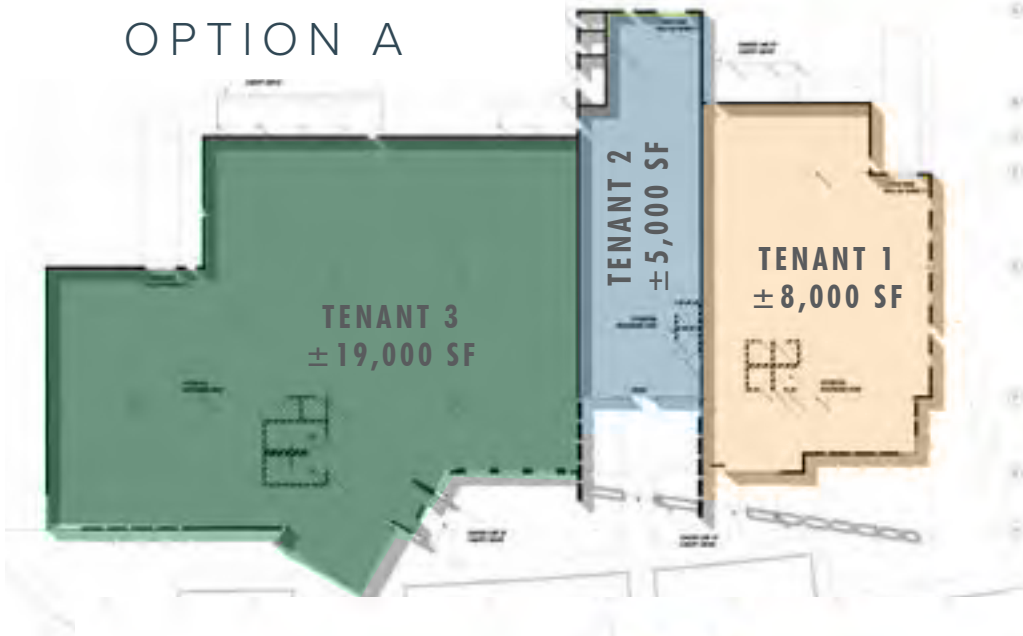
OWNERSHIP

Town of Sahuarita



SAMTEC
SAHUARITA, ARIZONA

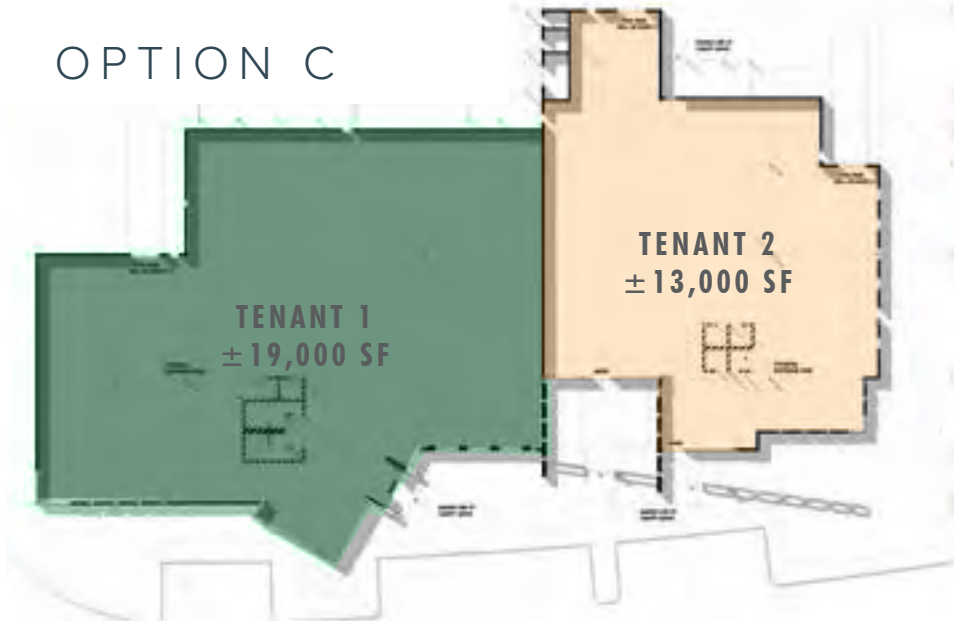
OPTION A



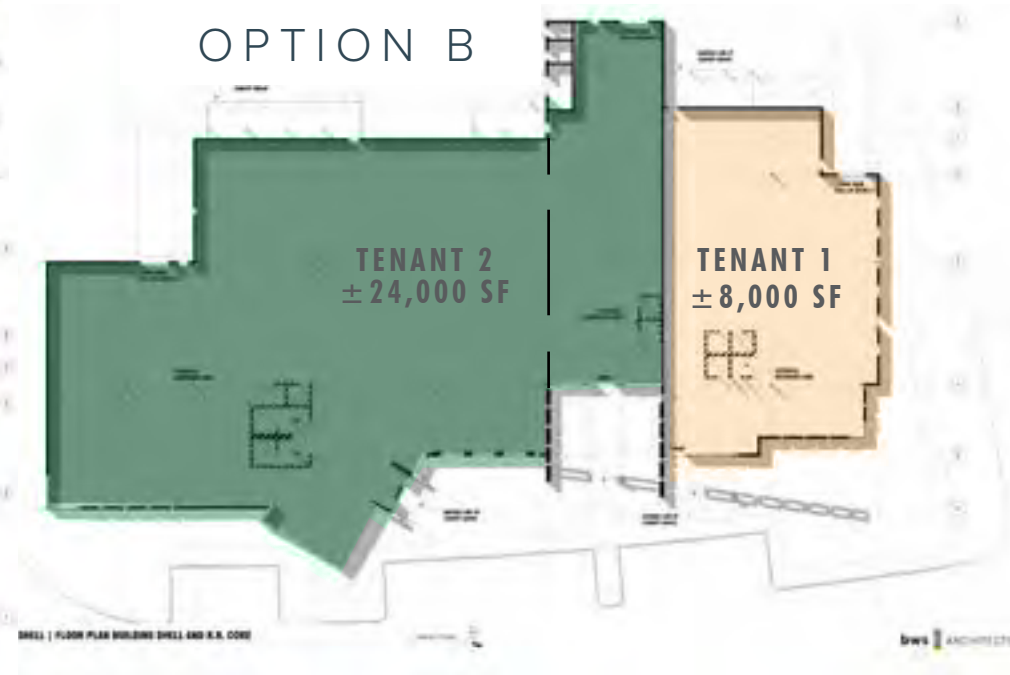
NOT TO SCALE 

**ILLUSTRATIVE OPTIONS -
OTHER CONFIGURATIONS MAY BE POSSIBLE.**

OPTION C

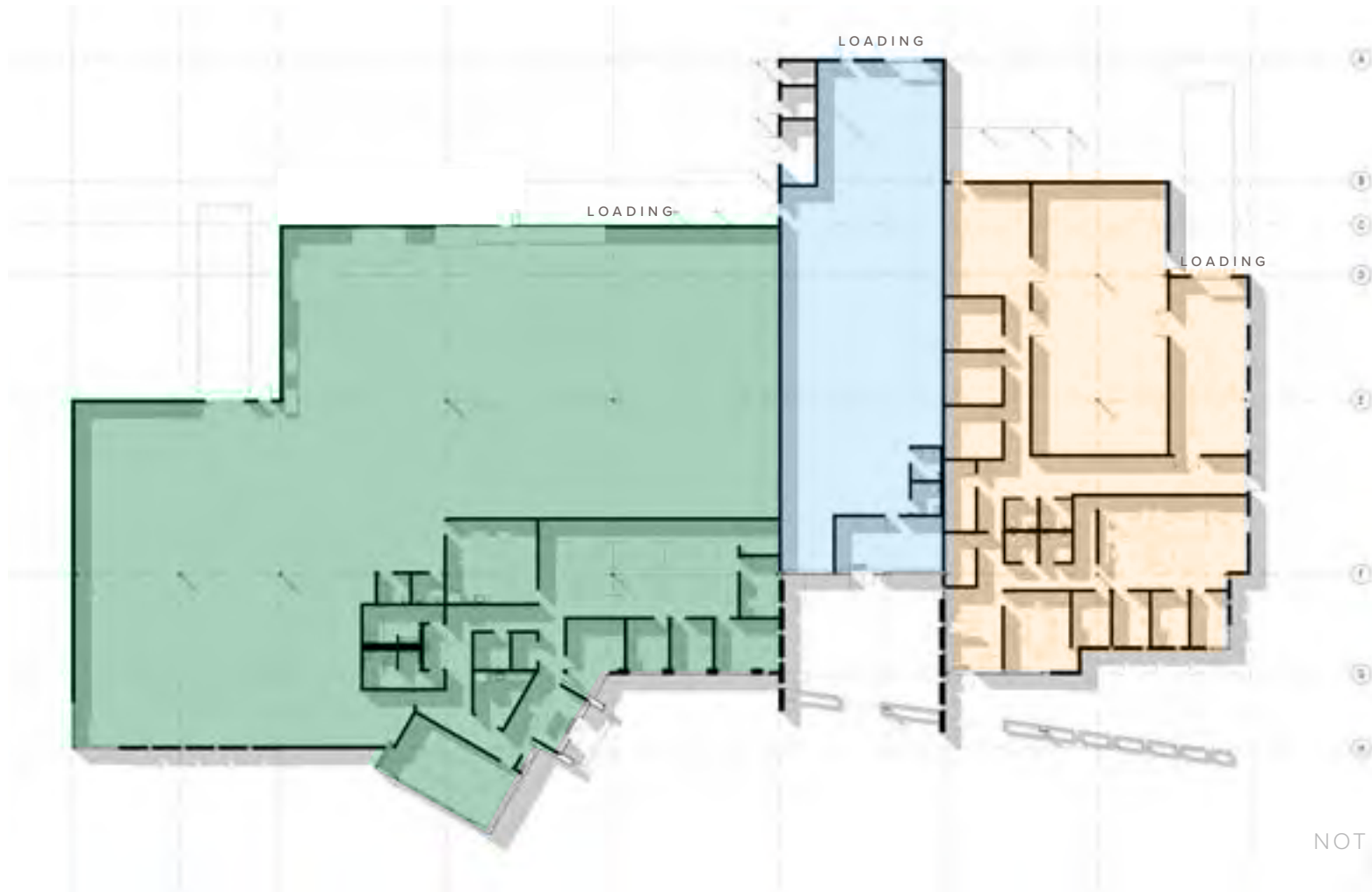


OPTION B



ALTERNATIVE CONFIGURATIONS

HYPOTHETICAL LAYOUT



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15 min 
**INTERSTATE
10**

50 min 
**US-MEXICO
BORDER**

30 min 
**UNIVERSITY OF
ARIZONA**

20 min 
**DOWNTOWN
TUCSON**

15 min 
**RAYTHEON
CAMPUS**

20 min 
**TUCSON INTL.
AIRPORT**



SAHUARITA, ARIZONA

Incorporated in 1994, Sahuarita is the fifth youngest town in the State of Arizona, just 15 miles south of Tucson.

For more information, please visit www.sahuaritanow.com

SAHUARITA DEMOGRAPHIC PROFILE

Population	29,801
Population (5 year projection)	32,074
Median Age	37
Bachelor's Degree or Higher	33%
Average Household Income	\$69,425

Source: Town of Sahuarita





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FOR MORE INFORMATION

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CBRE

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