

## Ground Lease - 50 Acres Aeronautical Way 50 Alvernon Way, Tucson, AZ



SITE A & B CONCEPT

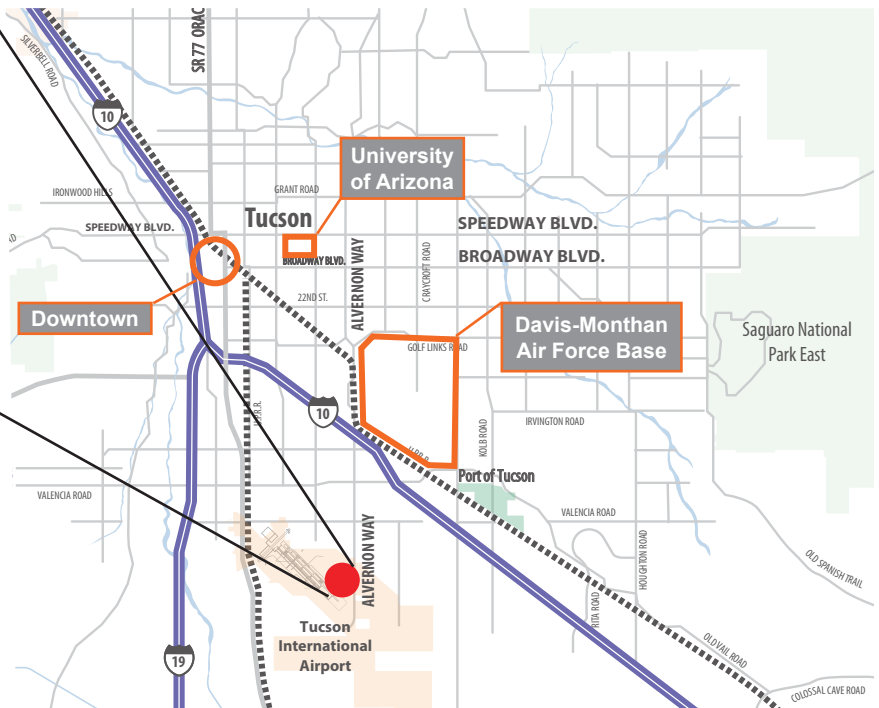
### PROPERTY FEATURES

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



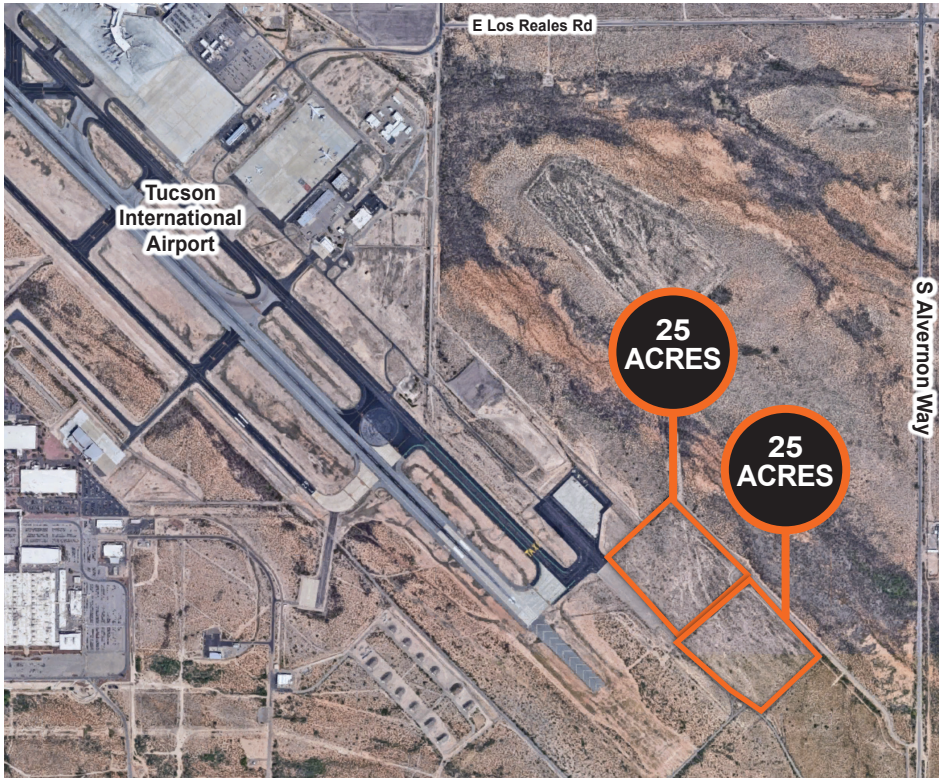
For More Information:

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## 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 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 tenant
- Expedited internal TUS 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 acres for development

## MAJOR AIRPORT AREA EMPLOYERS

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

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