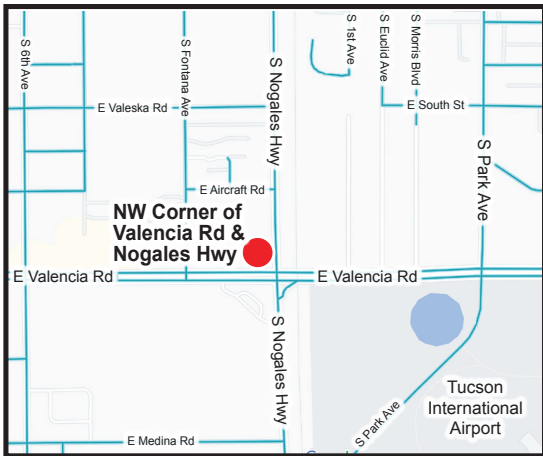


For Lease - 3.5 Acres NW Corner of Valencia & Nogales Highway

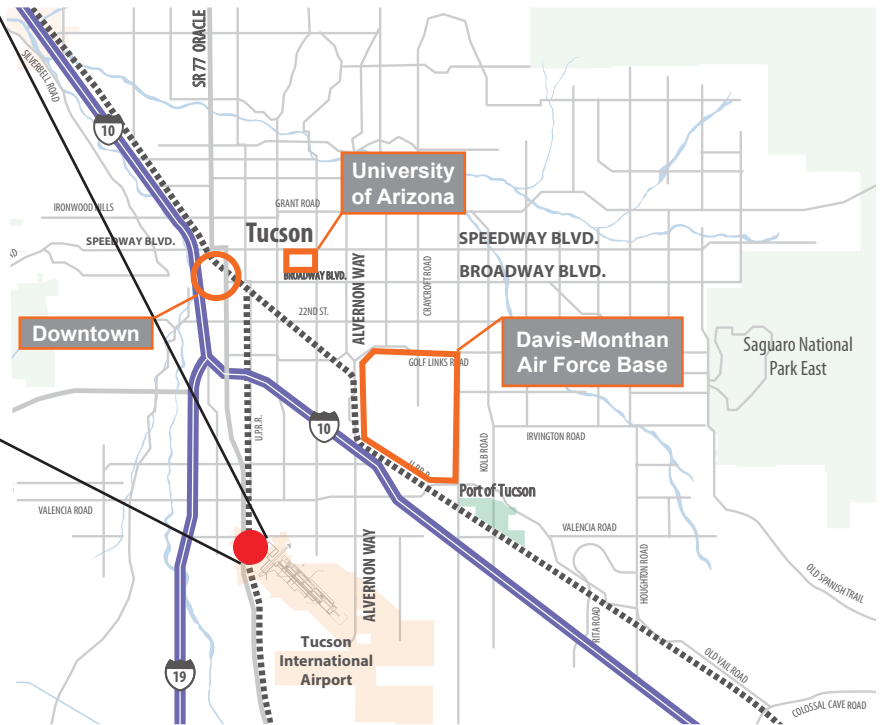
PROPERTY FEATURES

Available Space	3.5 Acres
Layout/Usage	Opportunity for business park, commercial retail
Distance to Airport	Close proximity
Utilities	In place
Zoning	City of Tucson Residence (R-2) City of Tucson Commercial (C-2)
Lease Rate	\$0.35/SF/month/NNN



DISTANCE FROM TUCSON AIRPORT

PHOENIX 121 miles
NOGALES 64 miles
EL PASO 312 miles

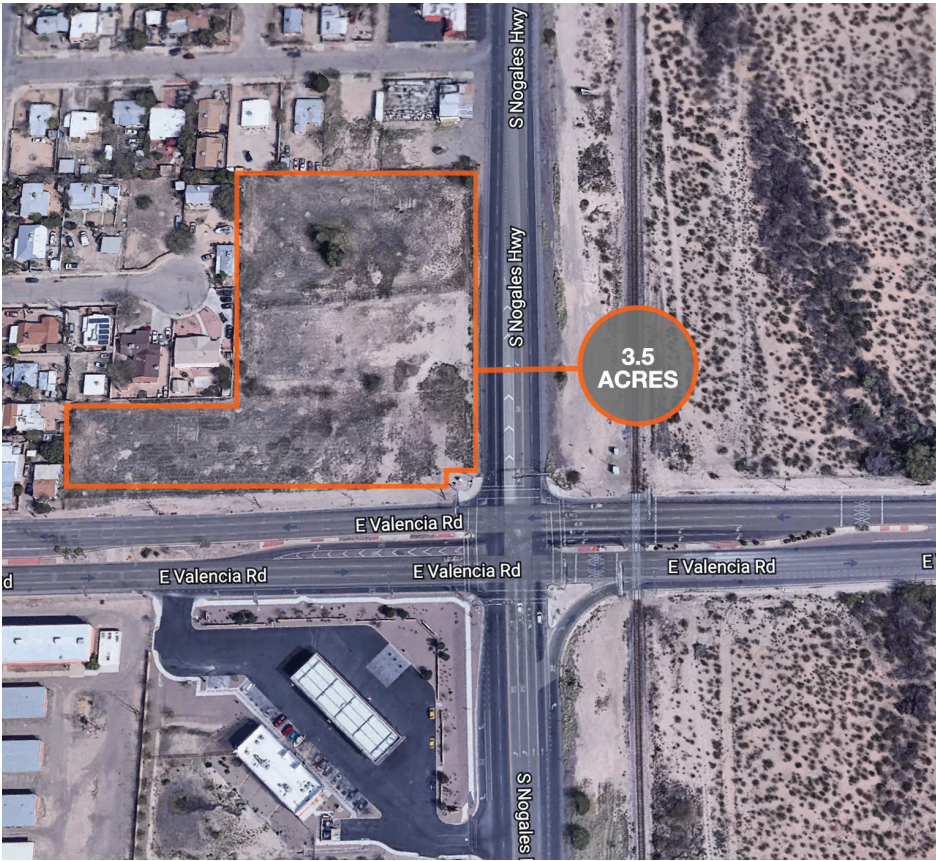


For More Information:

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For Lease - 3.5 Acres NW Corner of Valencia & Nogales Highway



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 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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