



WAREHOUSE / DISTRIBUTION

±229,320 SF Warehouse Distribution Building
Lease Rate: \$0.65 / SF

Property Highlights

- Freestanding warehouse/distribution building with excess truck parking
- One mile to Interstate 10
- Half a mile to Tucson International Airport
- Robust distribution infrastructure



Property Details

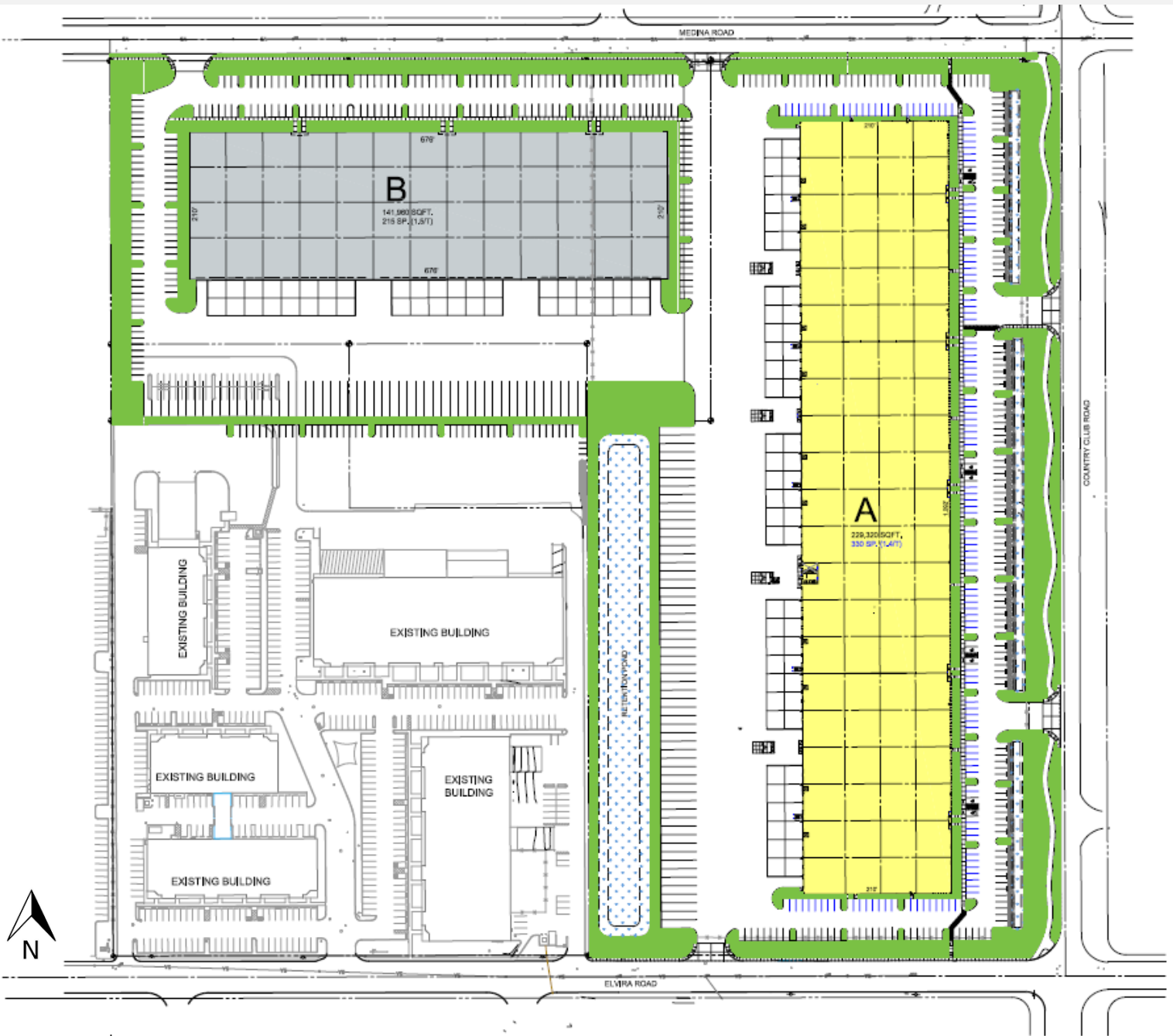
Building Size	±229,320 SF
Bays	10 total bays - 9 bays at ±21,840 SF; 1 bay at ±32,760 SF
Clear Height	±32'
Loading	5-6 docks per ±21,840 SF bays, 7 docks for the ±32,760 SF bay (one grade level door per bay)
Power	4000 amp, 277/480v
Parking	330 spaces
Trailer Parking	59 spaces
Estimated Completion	Third Quarter of 2022

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Site Plan



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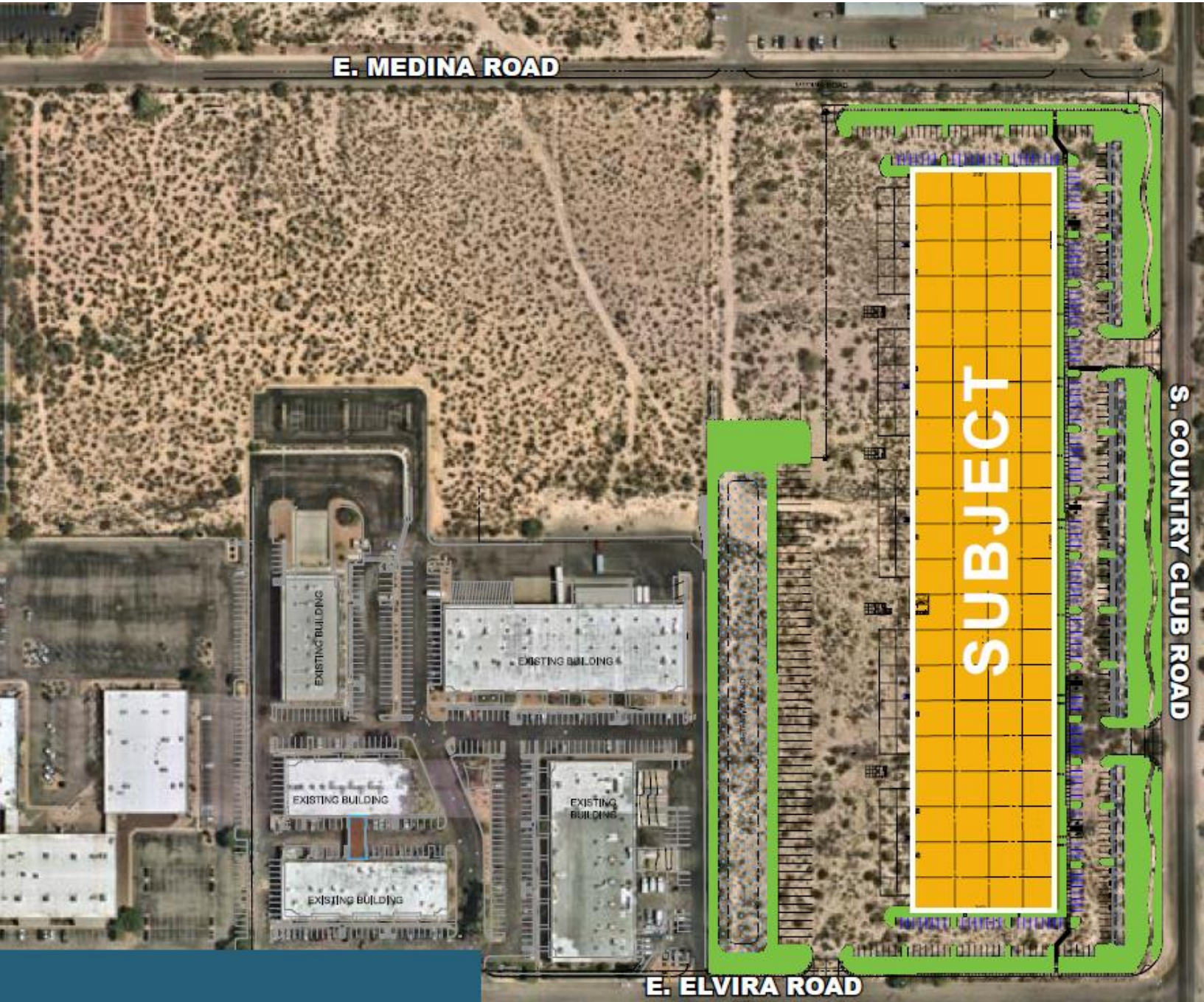
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10/21/2021

Aerial



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Building Renderings



TUCSON METROPOLITAN AREA

Tucson is the second largest metropolitan area in Arizona with over one million residents and serves as an anchor to business located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life, along with low cost for doing business. Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Just 60 miles from the Mexico border with high-capacity border and transportation infrastructure, Tucson is the best option for companies doing business in the United States.

Southern Arizona can be compared to some of the most affordable markets west of the Mississippi which allows Tucson a competitive edge compared to other markets in the west. With Cost of Living Index at 97.1 (source: ACCRA Cost of Living Index, 2018), Tucson locals can enjoy a high-quality lifestyle that is far less expensive than other comparable markets like Las Vegas, Denver and San Diego.

The structure for tax in Arizona allows it to be business-friendly as well as competitive, along with worker's compensation and unemployment insurance being one of the lowest in the United States. Factors such as decreasing individual tax burden and low flat-rate corporate tax allow Arizona to gain a competitive advantage.



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