

I-10 INTERNATIONAL



TUCSON, ARIZONA

LINCOLN
PROPERTY
COMPANY

LPC
DESERT
WEST

LOCATION

Southeast Corner of
*E. Los Reales Rd &
S. Alvernon way*

1.7 MILES TO



2.2 MILES TO



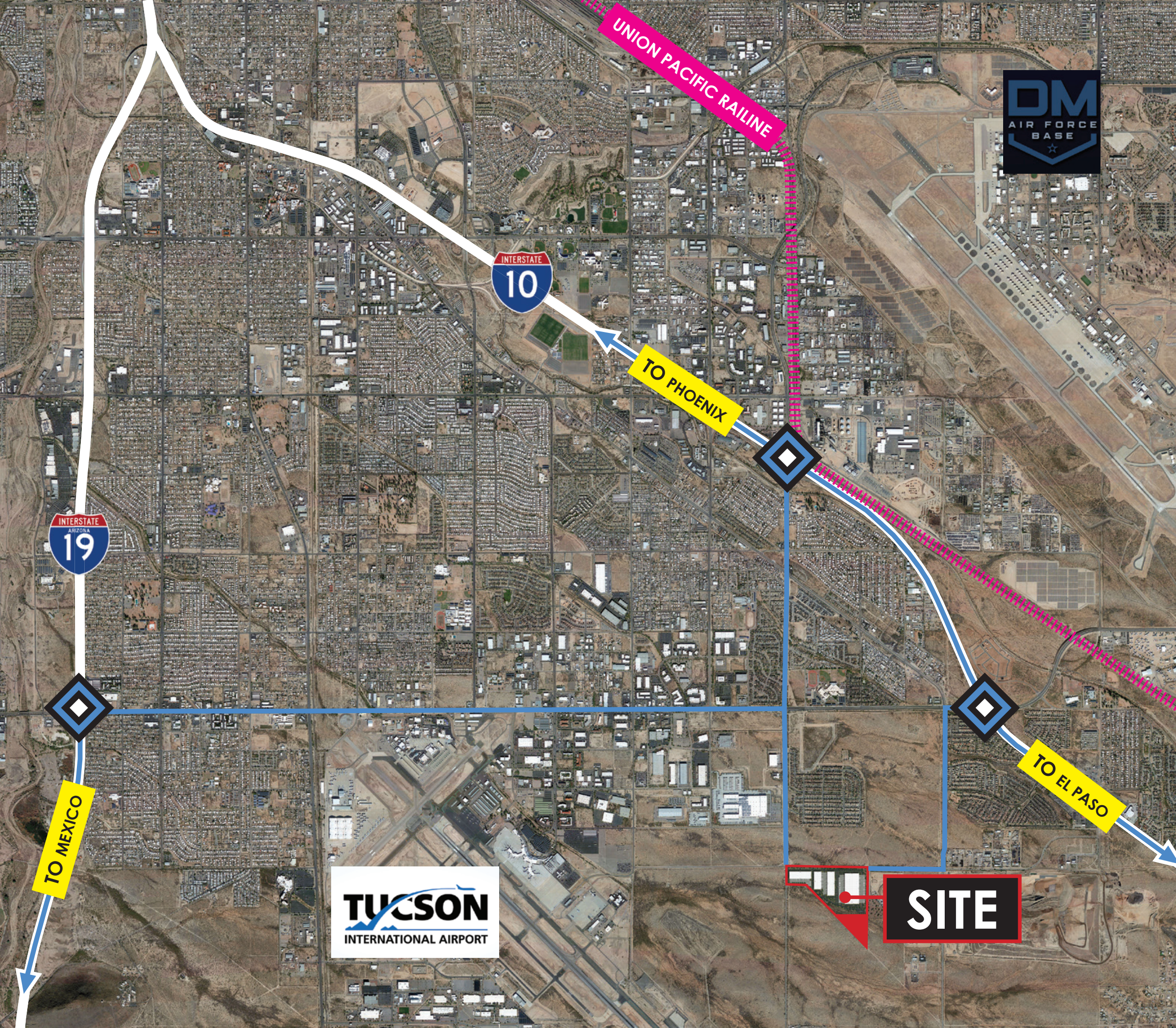
5.4 MILES TO



5.3 MILES TO



9.0 MILES TO



SITE PLAN



PHASE I

BUILDING A

BUILDING AREA: ± 188,434 SF
NET SITE AREA: 11.7 ACRES
BUILDING HEIGHT: 32' CLEAR
BUILDING DEPTH: 260'

CAR PARKING: 249
TRAILER STALLS: 18
DOCK DOORS: 41

BUILDING B

BUILDING AREA: ± 158,944 SF
NET SITE AREA: 8.5 ACRES
BUILDING HEIGHT: 32' CLEAR
BUILDING DEPTH: 240'

CAR PARKING: 203
TRAILER STALLS: 6
DOCK DOORS: 31

BUILDING C

BUILDING AREA: ± 214,867 SF
NET SITE AREA: 11.7
BUILDING HEIGHT: 32' CLEAR
BUILDING DEPTH: 240'

CAR PARKING: 315
TRAILER STALLS: 9
DOCK DOORS: 45

THE BUILDING FEATURES



FTZ Capable



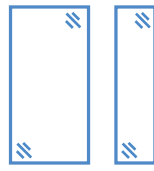
3,000 Amp, 277/480 Volt power (expandable)



Touch-less Technology throughout project



Steel Moment Frame Shear Bracing



5'-0" X 5'-0" Clerestory Windows on all elevations



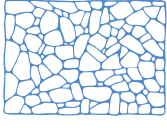
White reflective 60 mil TPO roof membrane



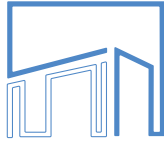
Outdoor Amenity Space



ESFR fire-sprinkler system



7" Slab Thickness over 4" Crushed Rock



14' Tall Glass Entries

PHASE II

BUILDING D

BUILDING AREA: ± 476,000 SF
NET SITE AREA: 29 ACRES
BUILDING HEIGHT: 36' CLEAR
BUILDING DEPTH: 470'

CAR PARKING: 458 (EXPANDABLE TO 535)
TRAILER STALLS: 143
DOCK DOORS: 98



BUILDING D



DEMOGRAPHIC PROFILE

2nd LARGEST POPULATION
IN ARIZONA

1.052M Tucson
MSA Population

— AVERAGE HOME PRICE —

\$283,297
TUCSON METRO

\$401,673
ARIZONA

\$302,288
UNITED STATES

46+ MILLION

People Served within a
500-Mile Radius



As a border state to Mexico, Arizona boasts a strong trade relationship totaling \$17.5 billion in two-way trade with the country in 2019.



#2

Management
Information Systems
(MIS) Program
-US News & World
Report

#1

Program in Water
Resources
-World Report

#10

Entrepreneurship
Program
-US News & World
Report

#22

Undergraduate
Program Among
Public Universities
-US News & World
Report



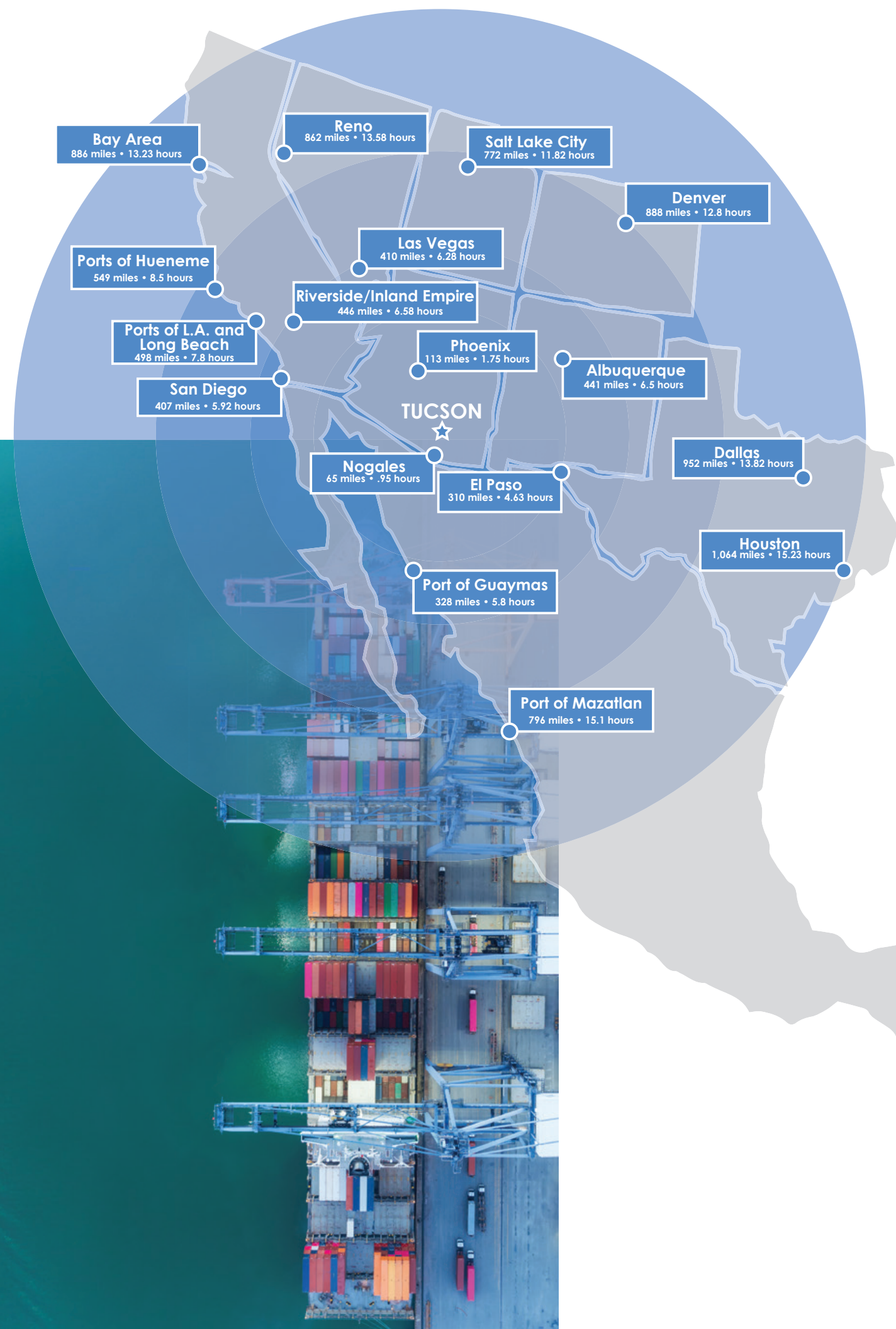
REGIONAL ADVANTAGE

The **unique geography** near the Mexican border offers

- Deep water ports
- Strong transportation infrastructure
- Excellent access for trade.

Ports located on the **western coast** of the United States and Mexico:

Port of Long Beach/ Los Angeles, Port of San Diego, Port Guaymas, Port of Mazatlán and Port of Hueneme.



FOREIGN TRADE ZONE

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries



**CUSHMAN &
WAKEFIELD**



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ARIZONA NAIOP
OWNER/DEVELOPER
OF THE YEAR
'18 | '19 | '20 | '21
LPCDesertWest.com

GIVE US A CALL **602.912.8888**

**LINCOLN
PROPERTY
COMPANY**

**LPC
DESERT
WEST**

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