



SOUTHERN ARIZONA LOGISTICS CENTER

CROSS DOCK BUILDINGS

FAST & EASY ACCESS TO PHOENIX, AZ

AVAILABLE FOR LEASE 2Q



UNDER CONSTRUCTION - SLABS POURED

Building 1
9800 W Clark Farms Blvd
±511,412 SF (divisible)

Building 2
10070 W Clark Farms Blvd
±435,023 SF (divisible)

Building 3
±37,500 SF

Building 4
±583,200 SF (divisible)

Building 5
±213,840 SF (divisible)

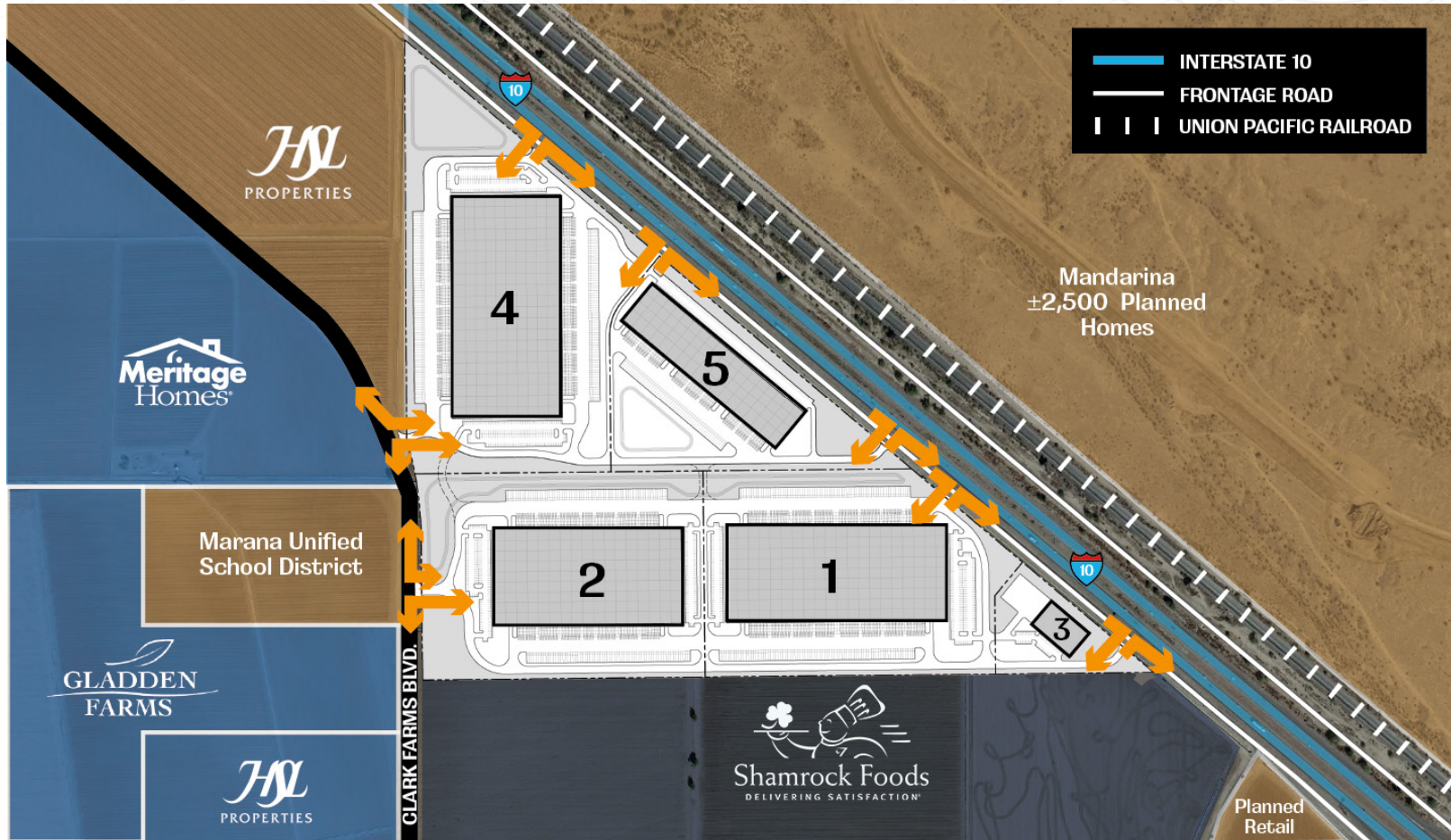
I-10 & TANGERINE ROAD | MARANA, ARIZONA 85658

Tim Healy
+1 520 323 5119
tim.healy@cbre.com





SOUTHERN ARIZONA LOGISTICS CENTER

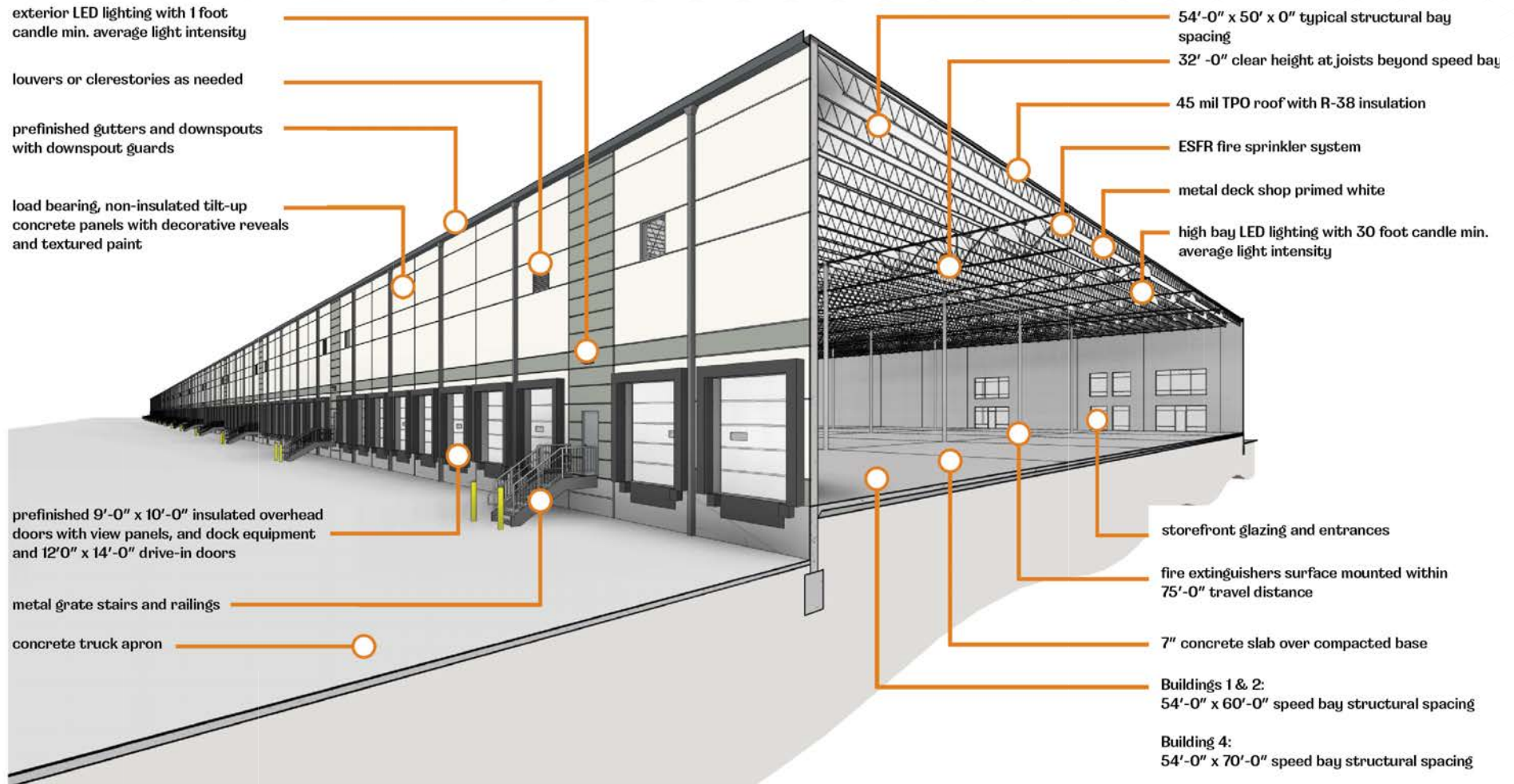


BLDG.	BLDG. SF	DIMENSIONS	PARKING SPACES	DOCK DOORS	TRAILER SPACES	DRIVE-IN DOORS	COLUMN SPACING	CLEAR HEIGHT	SITE AREA
1	511,412	470' x 1,080'	259	106	150	4	54' x 50' 54' x 60' speed bay	36'	1,370,833 SF (31.49 AC)
2	435,023	470' x 918'	243	88	133	4	54' x 50' 54' x 60' speed bay	36'	1,384,772 SF (31.79 AC)
3	37,500	150' x 250'	45	2	2	2	TBD	28'	234,857 SF (5.39 AC)
4	583,200	540' x 1,080'	366	114	148	4	54' x 50' 54' x 70' speed bay	36'	1,670,911 SF (38.36 AC)
5	222,340	220' x 972'	214	56	54	2	54' x 50' 54' x 70' speed bay	32'	925,920 SF (21.23 AC)
TOTAL	1,789,475		1,127	366	487	16			5,577,754 SF (128.26 AC)

ALL MEASUREMENTS ARE APPROXIMATE



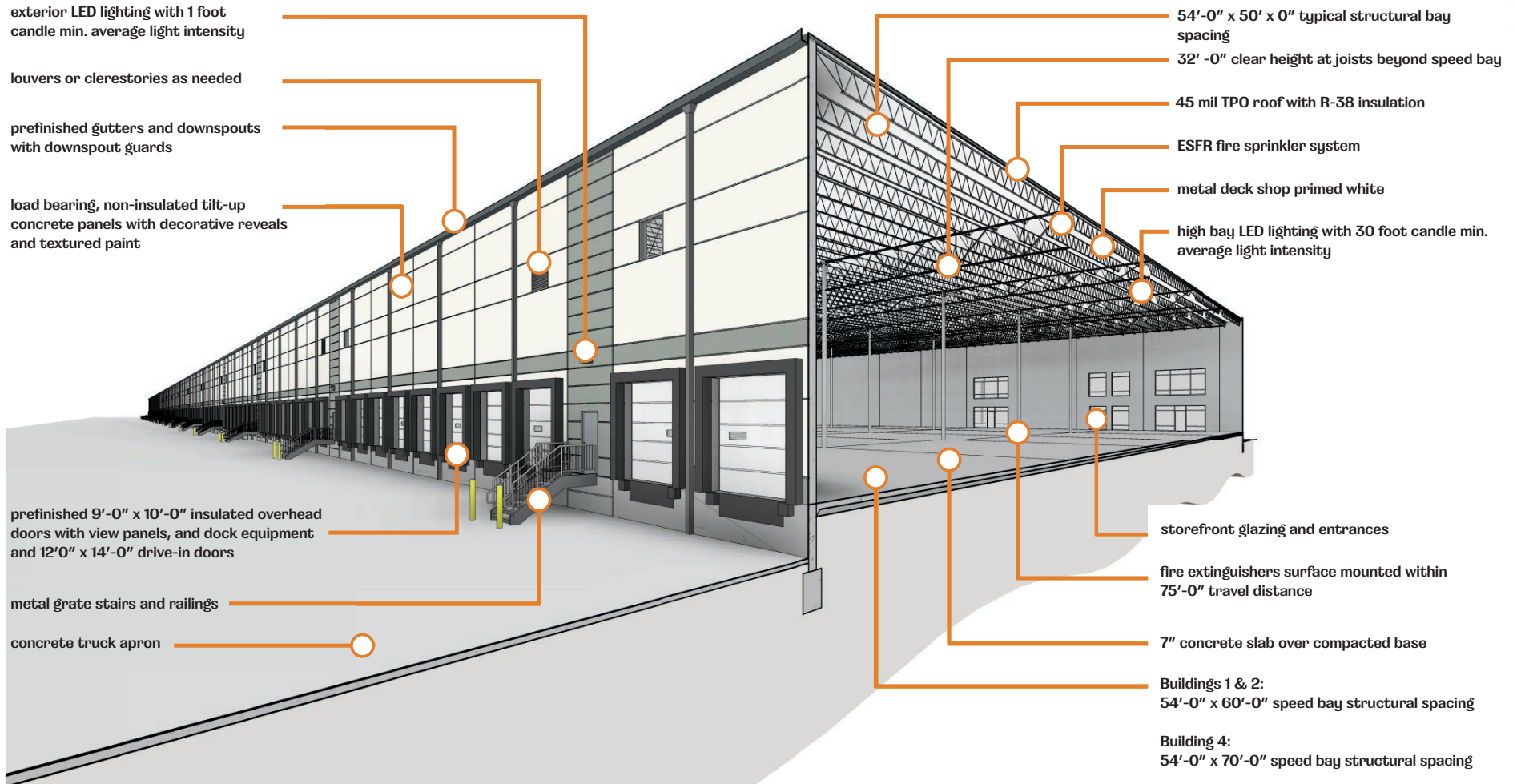
BUILDINGS 1, 2 & 4



ALL MEASUREMENTS ARE APPROXIMATE



BUILDING 5



ALL MEASUREMENTS ARE APPROXIMATE



	BUILDING 1	BUILDING 2
Building SF	±511,412 SF	±435,023 SF
Total Site Area	±31.49 AC	±31.79 AC
Auto Parking	259 spaces	243 spaces
Trailer Parking	150 spaces	133 spaces
Clear Height	36'	36'
Column Spacing	54' x 50' 54' x 60' speed bay	54' x 50' 54' x 60' speed bay
Exterior Walls	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish
Structural Steel	10 x 10 columns/ Steel bar joists / White roof deck	10 x 10 columns/ Steel bar joists / White roof deck
Slab Construction	7" unreinforced 4,000 PSI	7" unreinforced 4,000 PSI
Vapor Barrier	2 bays of 15 mil vapor barrier under the slab at each building corner	2 bays of 15 mil vapor barrier under the slab at each building corner
Dock Doors	52 Built / 54 Future / 106 Total	44 Built / 44 Future / 88 Total
Drive-in Doors	4	4
Roofing	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation
HVAC	Make-up air units to maintain 55 degrees minimum	Make-up air units to maintain 55 degrees minimum
Fire Protection	ESFR	ESFR
Electrical Service	3000 amps 480/277V	3000 amps 480/277V
Lighting	LED, 30 F.C.	LED, 30 F.C.
Office	Build to Suit	Build to Suit

ALL MEASUREMENTS ARE APPROXIMATE



	BUILDING 3	BUILDING 4	BUILDING 5
Building SF	±37,500 SF	±583,200 SF	±222,340 SF
Total Site Area	±5.39 AC	±38.36 AC	±21.23 AC
Auto Parking	45	366 spaces	214 spaces
Trailer Parking	2	148 spaces	54 spaces
Exterior Walls	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish	Reinforced tilt-up concrete wall panels with textured painted finish
Structural Steel	12 x 12 columns/ Steel bar joists / White roof deck	10 x 10 columns/ Steel bar joists / White roof deck	10 x 10 columns/ Steel bar joists / White roof deck
Slab Construction	7" unreinforced 4,000 PSI	7" unreinforced 4,000 PSI	7" unreinforced 4,000 PSI
Vapor Barrier	2 bays of 15 mil vapor barrier under the slab at each building corner	2 bays of 15 mil vapor barrier under the slab at each building corner	2 bays of 15 mil vapor barrier under the slab at each building corner
Dock Doors	2	58 Built/56 Future/114 Total	22 Built/34 Future/56 Total
Drive-in Doors	2	4	2
Roofing	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation	45 mil white TPO with R-38 insulation
HVAC	Make-up air units to maintain 55 degrees minimum	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction	0.06 CFM/SF Ventilation, No MAUs installed w/initial shell construction
Fire Protection	ESFR	ESFR	ESFR
Electrical Service	800 amps 480/277v	3000 amps 480/277v	2000 amps 480/277v
Lighting	LED, 30 F.C.	LED, 30 F.C.	LED, 30 F.C.
Office	Build to suit	Build to suit	Build to suit



SOUTHERN ARIZONA LOGISTICS CENTER





**SOUTHERN ARIZONA
LOGISTICS CENTER**



TOTAL PERMITS ISSUED

82
8%

MAY 2021

458
50%

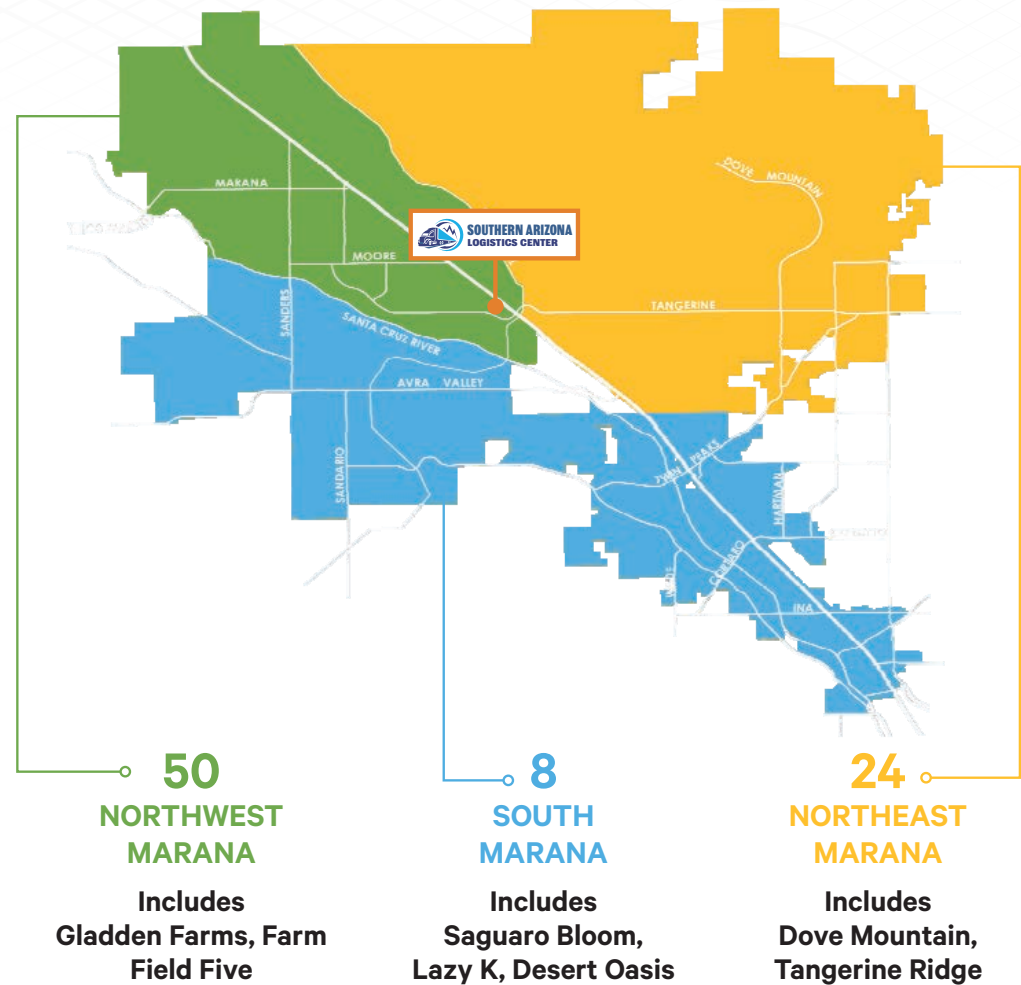
**CALENDAR
YEAR TO DATE**

924
100%

**FISCAL
YEAR TO DATE**

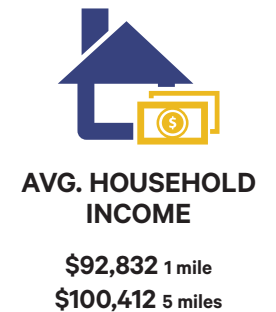
The Town of Marana Fiscal Year
runs July 1 to June 30.

MARANA BUILT ENVIRONMENT SINGLE FAMILY RESIDENTIAL PERMITS BY REGION





SOUTHERN ARIZONA LOGISTICS CENTER



SOURCE: ESRI 2021



SOUTHERN ARIZONA LOGISTICS CENTER

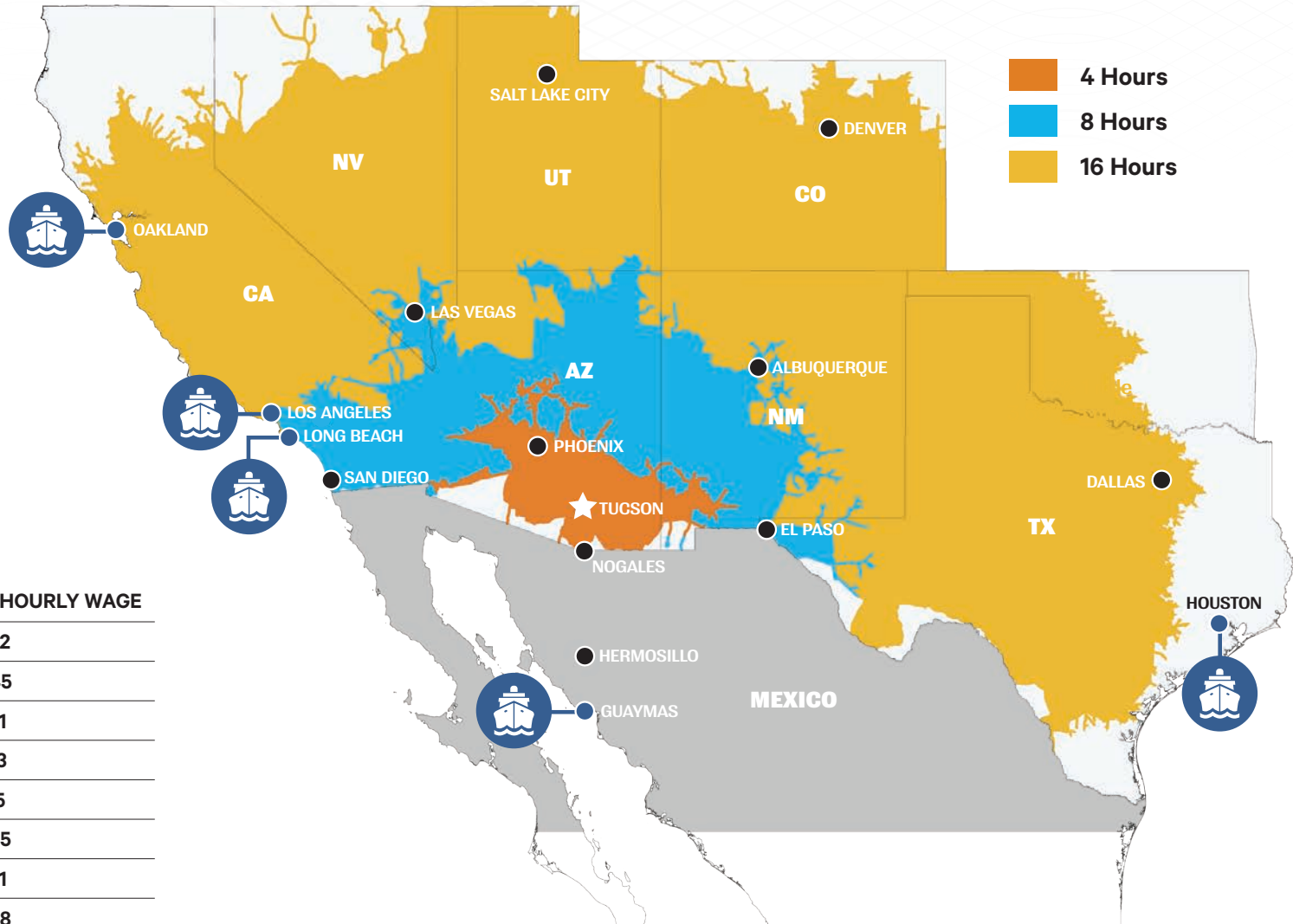
HIGHWAY DRIVE TIMES FROM TUCSON

LOCATION	MILES	HOURS
Nogales	83	1
Phoenix	94	1.5
Hermosillo	241	4.5
El Paso	336	5
Guaymas	329	6
San Diego	388	6
Las Vegas	395	6
Albuquerque	468	6
Los Angeles	485	7
Long Beach	495	7
Salt Lake	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15

COMPARABLE WAGE RATES

COMMUNITY	AVG. HOURLY WAGE
Tucson, Arizona	\$26.82
Phoenix, Arizona	\$30.45
Albuquerque, New Mexico	\$25.31
Salt Lake City, Utah	\$31.23
Denver, Colorado	\$35.15
El Paso, Texas	\$20.85
San Diego, California	\$35.21
Los Angeles, California	\$35.48
Reno, Nevada	\$27.78
Las Vegas, Nevada	\$27.22

SOURCE: BUREAU OF LABOR STATISTICS





SOUTHERN ARIZONA LOGISTICS CENTER

Tim Healy
+1 520 323 5119
tim.healy@cbre.com

CBRE

FLINT
DEVELOPMENT

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.