

TUCSON, ARIZONA



I-10 INTERNATIONAL

LINCOLN
PROPERTY
COMPANY

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



TO MEXICO

TO PHOENIX

TO EL PASO

UNION PACIFIC RAILLINE



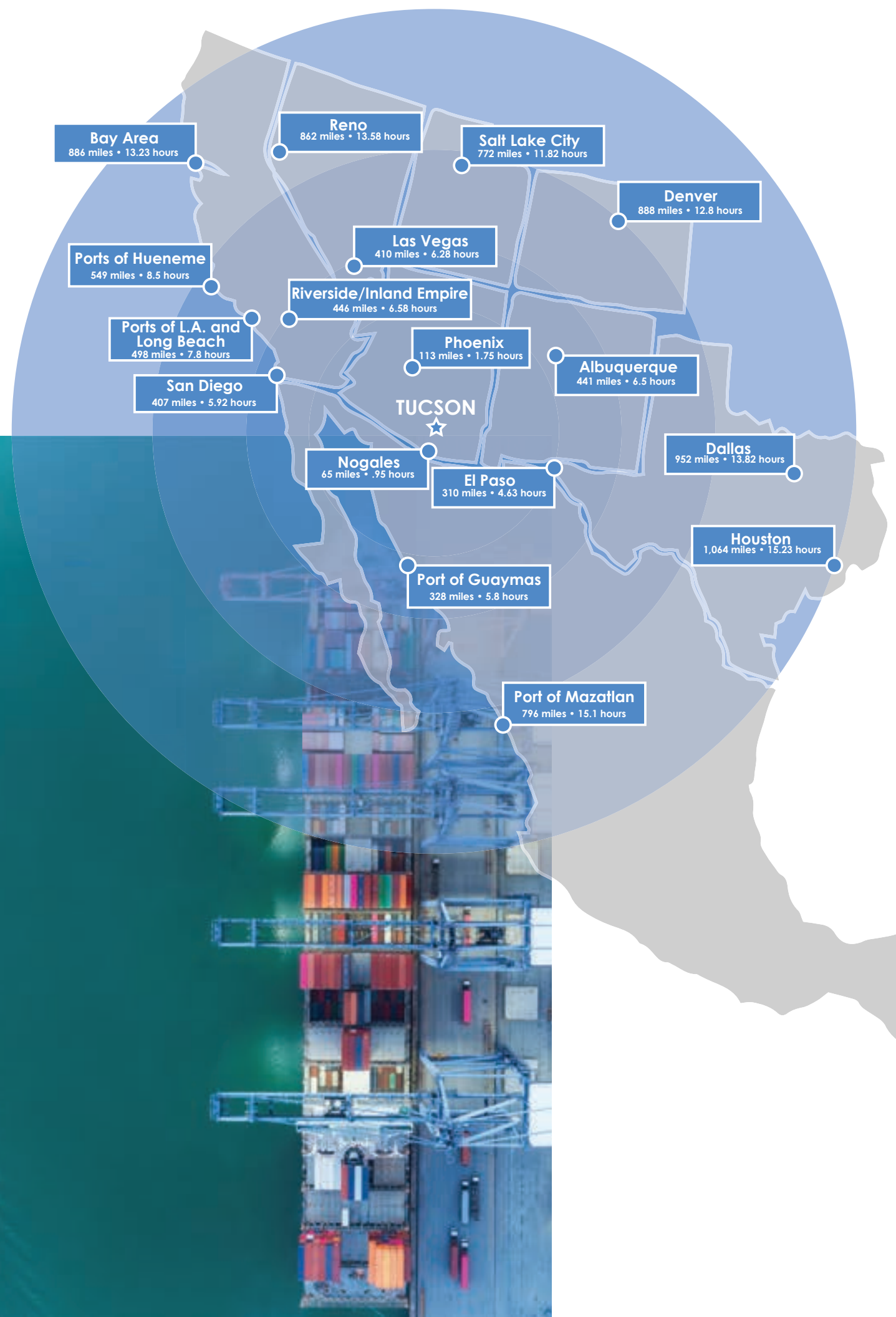
REGIONAL ADVANTAGE

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

MASTER SITE PLAN



THE BUILDING FEATURES



FTZ Capable



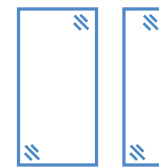
3,000 Amp, 277/480 Volt power (expandable)



Touch-less Technology throughout project



Steel Moment Frame Shear Bracing



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



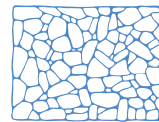
White reflective 60 mil TPO roof membrane



Outdoor Amenity Space



ESFR fire-sprinkler system



7" Slab Thickness over 4" Crushed Rock



14' Tall Glass Entries

I 10 INTERNATIONAL

PHASE ONE SITE PLAN

BUILDING B

BUILDING AREA: ±158,944 S.F.
 NET SITE AREA: 8.5 Acres
 BUILDING HEIGHT: 32' Clear
 BUILDING DEPTH: 240'



Signage on Los Reales



32 Dock Doors



12 Trailer Stalls



±146 Parking Stalls

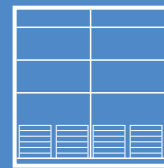


BUILDING C

BUILDING AREA: ±214,867 S.F.
 NET SITE AREA: 11.7 Acres
 BUILDING HEIGHT: 32' Clear
 BUILDING DEPTH: 240'



Signage on Los Reales



46 Dock Doors



±306 Parking Stalls



DEMOGRAPHIC PROFILE

2nd LARGEST POPULATION IN ARIZONA

1.072M TUCSON MSA POPULATION

— AVERAGE HOME PRICE —

\$324,757
TUCSON METRO

\$423,568
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 \$19.6 billion in two-way trade with the country in 2022.



#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





**CUSHMAN &
WAKEFIELD**



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ARIZONA NAIOP

OWNER | DEVELOPER OF THE YEAR

'18 | '19 | '20 | '21 | '22

LPCDESERTWEST.COM

**LINCOLN
PROPERTY
COMPANY**

The information contained herein has been obtained through sources deemed reliable by LPC Desert West (Lincoln Property Company), but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.