



Corona Commerce Center




Schnitzer
PROPERTIES

CORONA COMMERCE CENTER
2713 E CORONA RD | TUCSON, AZ
Industrial For Lease

CBRE



PROPERTY OVERVIEW

Schnitzer Properties presents a new 147,646 square foot single or multi-tenant industrial building strategically located adjacent to Tucson International Airport and located within the largest and most active sub-market within Tucson metro area. Tucson Airport sub-market is the largest within the Tucson market. This site is also in close proximity to Mariposa Port of Entry. The Mariposa Port of Entry was opened in 1973 as a commercial port of entry and was expanded in 2014 at a cost of \$244 M. This port can now handle upward of 4,000 commercial trucks per day. Located approximately 7 miles from the Port of Tucson a full service inland port with rail yard and intermodal and transload facility. This port services multiple steam ship lines.



PROPERTY HIGHLIGHTS

New high cube warehouse building

Permitted, and ready for construction

Zoning I-1, City of Tucson

Adjacent to Tucson International Airport

Close proximity to I-10 and I-19

Less than 1 hour from Mexico border through I-19

Approximately 2 hours to Phoenix through I-10

Highly desirable location for distribution and manufacturing

BUILDING SPECIFICATIONS

Building Size

147,646 SF

Total Site Area

8.97 Acres

Auto Parking

? (Plans unclear of #)

Trailer Parking

? (Plans unclear of #)

Clear Height

28 - 32 Feet

Column Space

60' speed bay
45'x52' spacing

Dock Doors

32

Drive-In Doors

8

Roofing

R-38 Roof Insulation

Fire Suppression

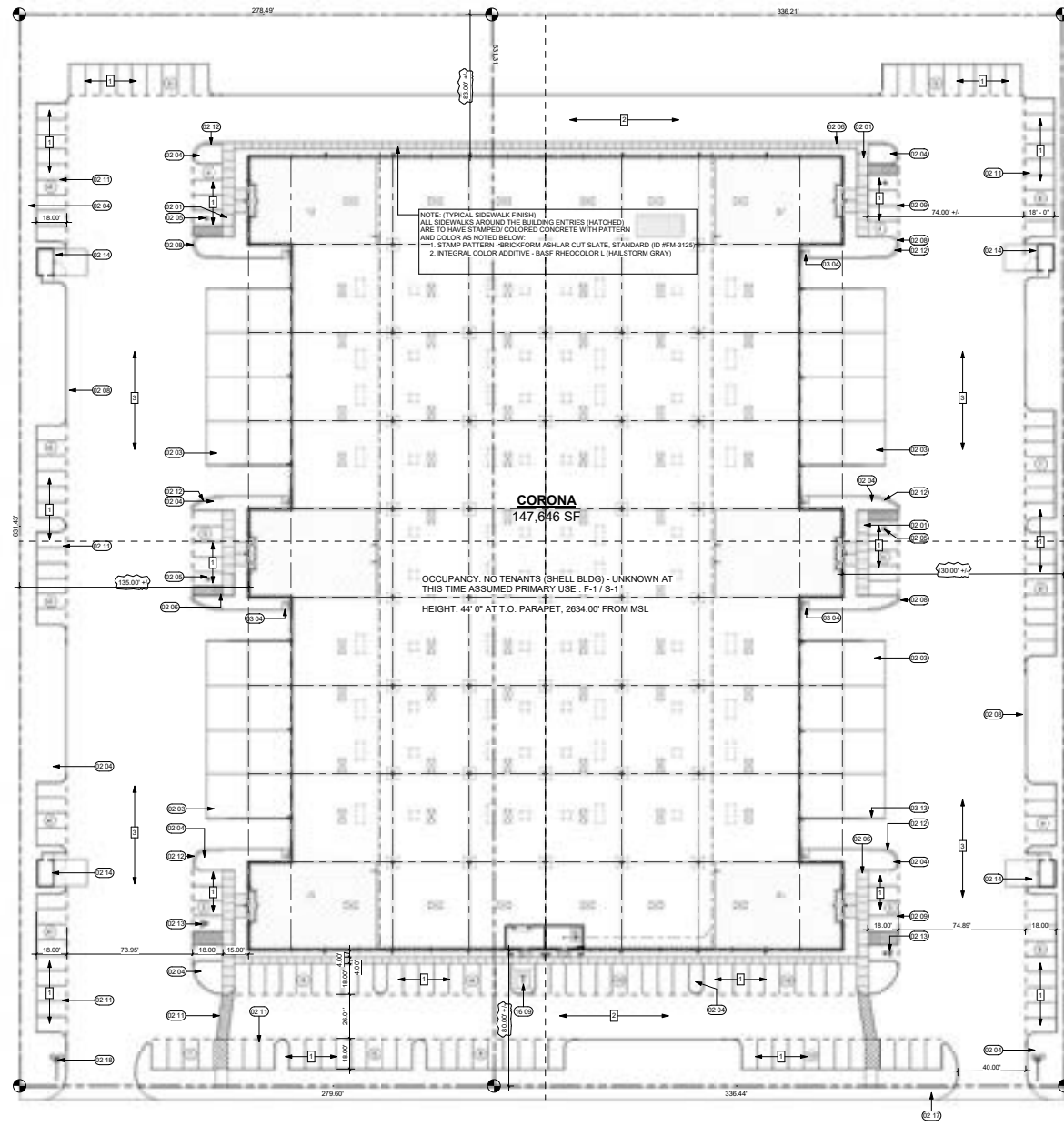
ESFR Fire Sprinklers

Construction

Tilt Up

Power

3,000 Amps
277/480V, 3-Phase



MASTER SITE PLAN
4 G1.0
1" = 30'-0"



SITE PLAN



OPTION A

- Entire building 147,646 square feet
- 32 dock level loading doors
- 8 drive-in loading door



OPTION B

- 73,833 square feet
- 16 dock level loading doors
- 4 drive-in level loading door



OPTION C

- 36,916 square feet
- 8 dock level loading doors
- 2 drive-in level loading door



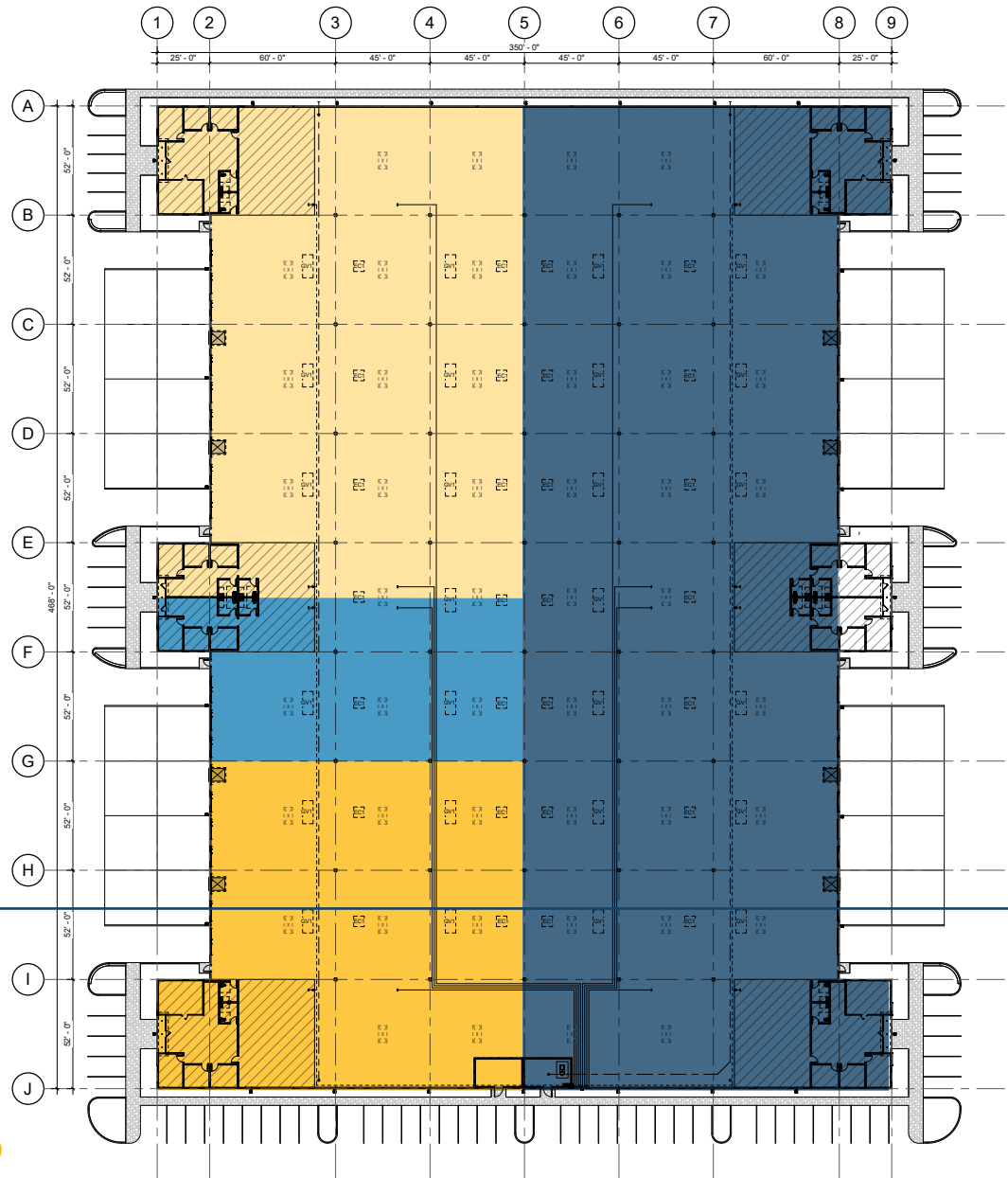
OPTION D

- 24,700 square feet
- 6 dock level loading doors
- 1 drive-in level loading door



OPTION E

- 12,350 square feet
- 2 dock level loading doors
- 1 drive-in level loading door



1
A1.0

1" = 30'-0"

T.O. SLAB Copy 1

TRADE MAP



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	61,241	125,197	515,621
AVG. HOUSEHOLD INCOME	\$65,633	\$66,750	\$71,007
HOUSEHOLD	20,636	41,851	205,478

DAYTIME POPULATION			
BUSINESSES	989	3,343	17,065
EMPLOYEES	46,106	86,010	282,303
DAYTIME WORKERS	45,726	91,506	293,659

2023 ESTIMATED DEMOGRAPHICS



POPULATION GROWTH

0.23% 3 miles

0.25% 5 miles



AVG. HOUSING VALUE

\$252,778 1 mile

\$162,268 5 miles



AVG. HOUSEHOLD INCOME

\$47,001 1 mile

\$66,750 5 miles

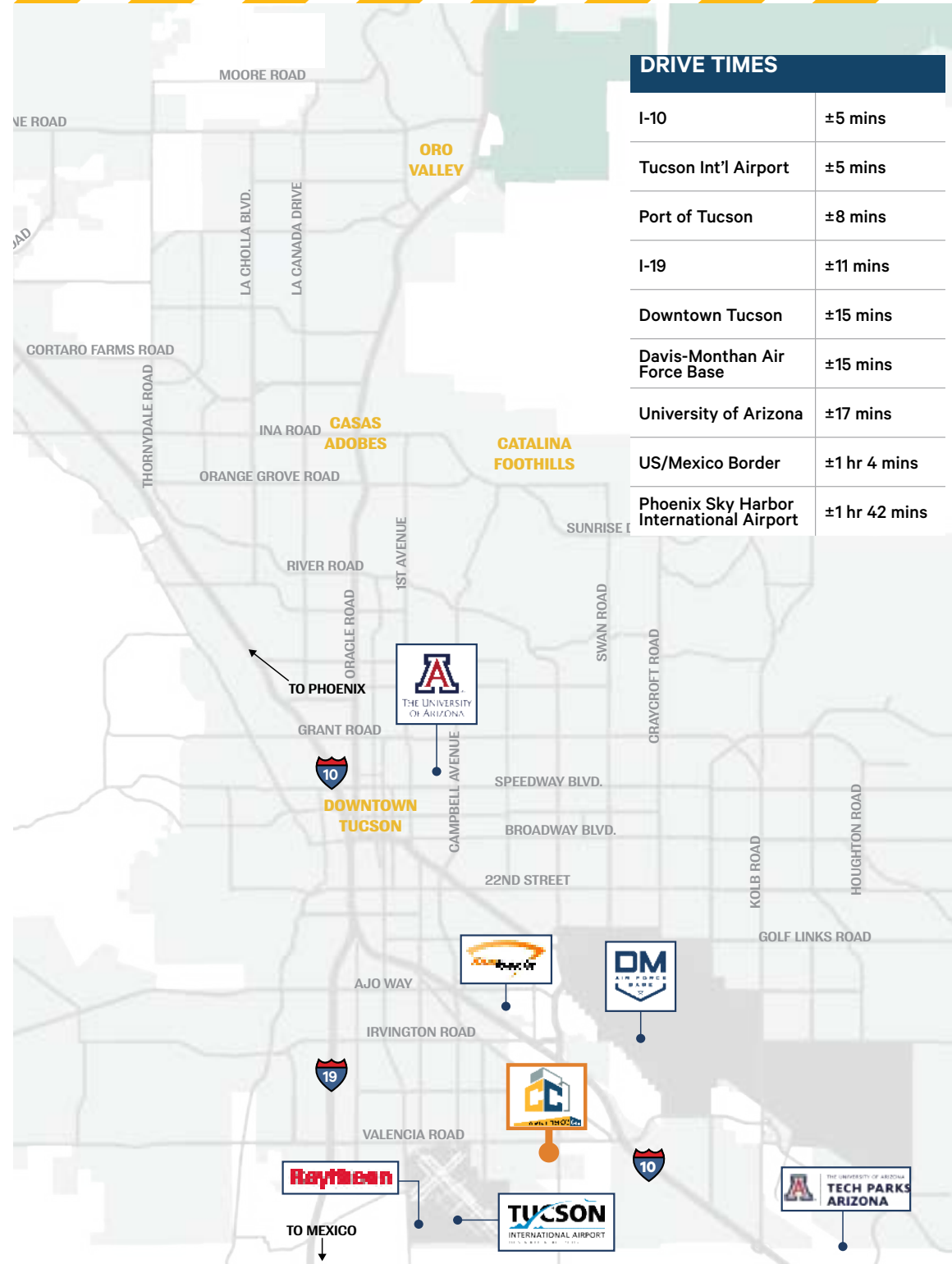
SOURCE: ESRI 2023

THE UNIVERSITY OF ARIZONA

±47,000 STUDENTS

±16,000 EMPLOYEES

\$11 BILLION IMPACT



REGIONAL DRIVE TIMES AND WAGES

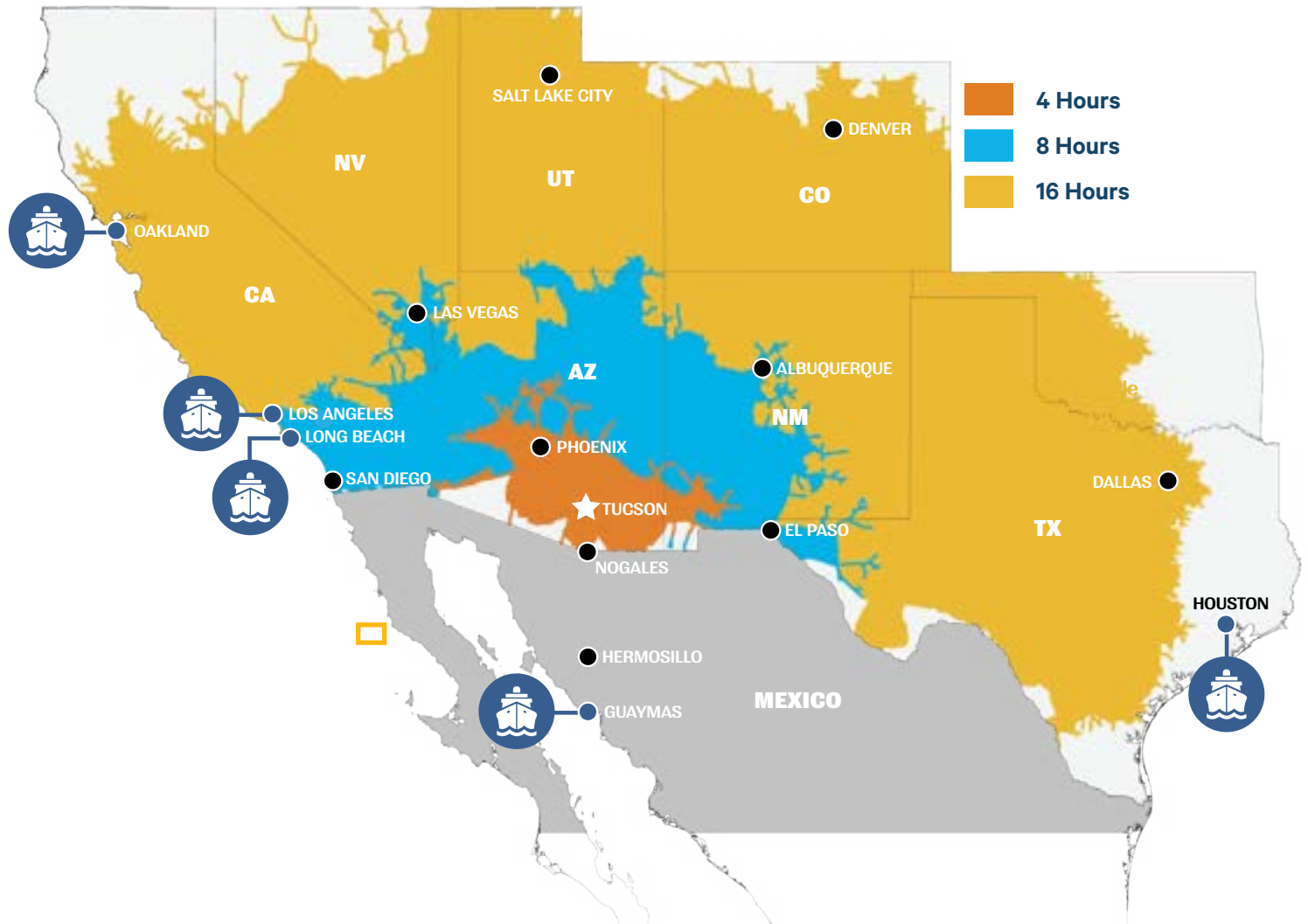
HIGHWAY DRIVE TIMES FROM TUCSON

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 City	757	11
Oakland	838	13
Dallas	971	13
Houston	1,082	15

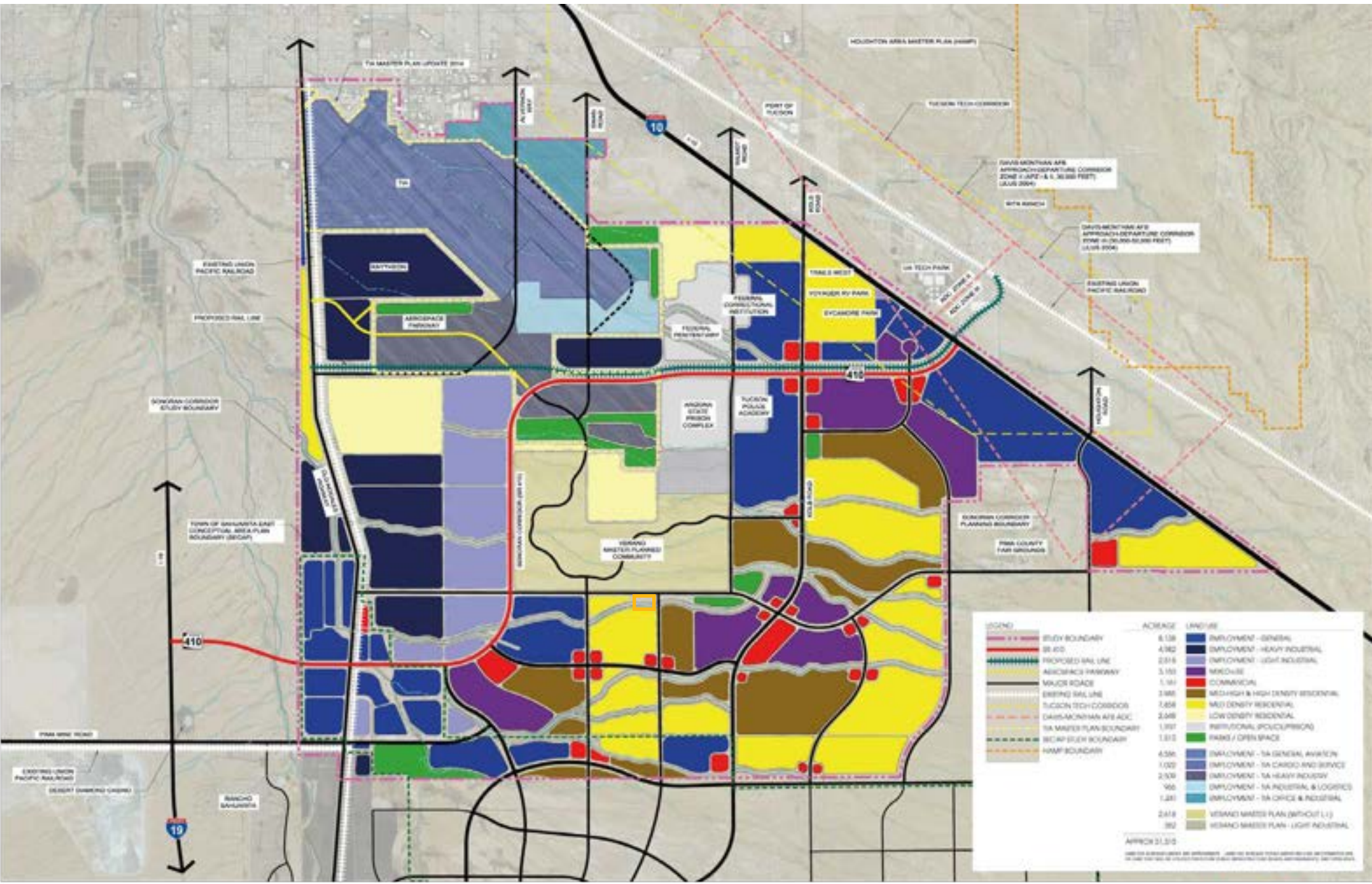
COMPARABLE WAGE RATES

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

SOURCE: BUREAU OF LABOR STATISTICS



SONORAN CORRIDOR



LEGEND	ACRES	LAND USE
STUDY BOUNDARY	6,138	EMPLOYMENT - GENERAL
SR 410	4,382	EMPLOYMENT - HEAVY INDUSTRIAL
PROPOSED RAIL LINE	2,816	EMPLOYMENT - LIGHT INDUSTRIAL
AIRCRAFT PARKWAY	3,191	MIXED USE
MAJOR ROAD	1,191	COMMERCIAL
EXISTING RAIL LINE	2,885	MEDIA HIGH & HIGH DENSITY RESIDENTIAL
TUCSON TECH CORRIDOR	2,828	MEDIUM DENSITY RESIDENTIAL
DAVIS-MONTEITH AVE ADC	2,048	LOW DENSITY RESIDENTIAL
TA MADES PLAN BOUNDARY	1,997	RECREATIONAL / OCCUPANCY
BCAP STUDY BOUNDARY	1,813	PARKS / OPEN SPACE
HMP BOUNDARY	4,536	EMPLOYMENT - TA GENERAL AVIATION
	1,000	EMPLOYMENT - TA CRUISE AND SERVICE
	2,929	EMPLOYMENT - TA HEAVY INDUSTRY
	900	EMPLOYMENT - TA INDUSTRIAL & LOGISTICS
	7,281	EMPLOYMENT - TA OFFICE & INDUSTRIAL
	2,818	VISAND MADES PLAN (WITHOUT LI)
	892	VISAND MADES PLAN - LIGHT INDUSTRIAL

APPROX 31,310



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TUCSON, AZ

CONTACTS

TIM HEALY

First Vice President
+1 520 323 5119
tim.healy@cbre.com

JACKSON KRAFT

Associate
+1 520 323 5124
jackson.kraft@cbre.com

CBRE



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