



**INDUSTRIAL**

**67,600 SF and 116,480 SF Industrial Buildings**

**Property Highlights**

- Two class A warehouse/distribution buildings available
- Close proximity to Tucson International Airport, I-10, and I-19
- Institutional quality buildout and image
- Highly desirable location for logistics and distribution

**Building A**

Available	116,480 SF
Lease Rate	Contact Broker
Bays	(6) total bays; (4) at 16,640 SF, (1) at 24,960 SF, (1) at 24,010 SF

**Building B**

Available	67,600 SF
Lease Rate	Contact Broker
Bays	(9) total bays; (8) at 6,760 SF and (1) at 12,711 SF



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## Building Specifications

### Building A

Available	116,480 SF – building set up for 6 potential tenant spaces
	Spaces may be combined
	Four (4) Potential Tenant Spaces – 16,640 SF, 6 dock doors, 1 grade door (each).
	One (1) Potential Tenant Space – 24,960 SF, 10 dock doors, 1 grade door.
	One (1) Potential Tenant Space – 24,010 SF, 10 dock doors, 1 grade door
Column Spacing	50' X 52' with 60' X 52' speed bay
Dock Apron Length	50'-0"
Truck Court	170 FT between buildings
Parking	233 (2.0 per 1,000 SF.)
Grade Roll Up Door	12' X 14' with armored sides
Dock Roll Up Door	9' X 10' with armored sides
Gas	1" gas line stubbed to each tenant space
Clear Height	30'
Fire Sprinkler System	ESFR
Power	2000A Main, 480Y/277V, 3 phase, 4W to building. 200 AMP minimum capacity per space
Slab Thickness	7"
Slab Rating	4500 PSI
Evaporative Coolers	480V units installed
Zoning	I-1 (Light Industrial), P-I (Park Industrial)
Fiber	Yes
Fiber Provider	Cox or CenturyLink

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### Building B

Available	67,600 SF – building set up for 9 potential tenant spaces
	Spaces may be combined
	Eight (8) Potential Tenant Spaces – 6,760 SF, 2 dock doors, 1 grade door (each).
	One (1) potential tenant space – 12,936 SF, 4 dock doors, 1 grade door
Column Spacing	43.33' X 52'
Dock Apron Length	50'-0"
Truck Court	170 FT between buildings
Loading	Rear
Parking	153 (2.26 per 1,000 sq. ft.)
Grade Roll Up Door	12' X 14' with armored sides
Dock Roll Up Door	9' X 10' with armored sides
Gas	1" gas line stubbed to each tenant space
Clear Height	26'
Fire Sprinkler System	ESFR
Power	1200A Main, 480Y/277V, 3 phase, 4W to building. 200 AMP minimum capacity per space
Slab Thickness	7"
Slab Rating	4500 PSI
Evaporative Coolers	480V units installed
Zoning	I-1 (Light Industrial), P-I (Park Industrial)
Fiber	Yes
Fiber Provider	Cox or CenturyLink

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Site Plan



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2/12/2024



Rendering



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## 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.



### **PICOR Commercial Real Estate Services**

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