



FOR LEASE – NEW INDUSTRIAL BUILDINGS

Old Vail Commerce Center

Tucson, Arizona 85747



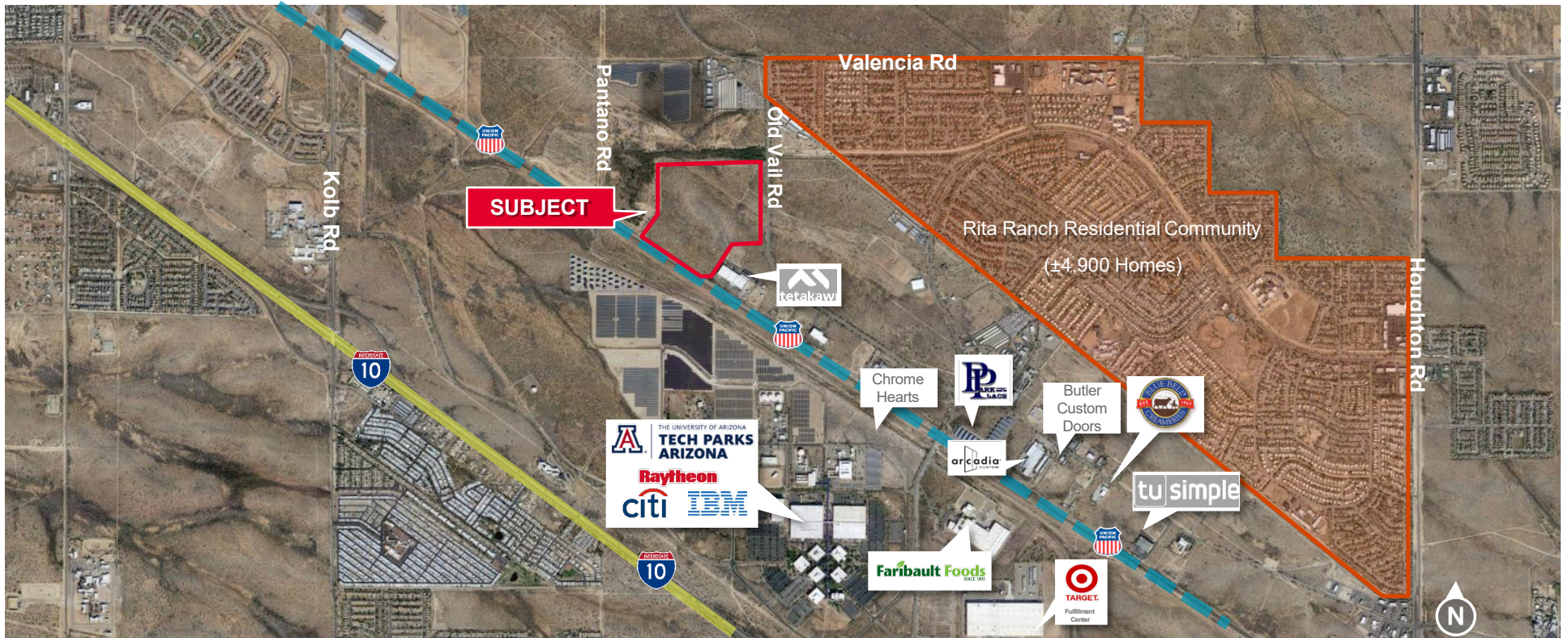
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6/1/2023



1,270,000 SF of New Warehouse Space

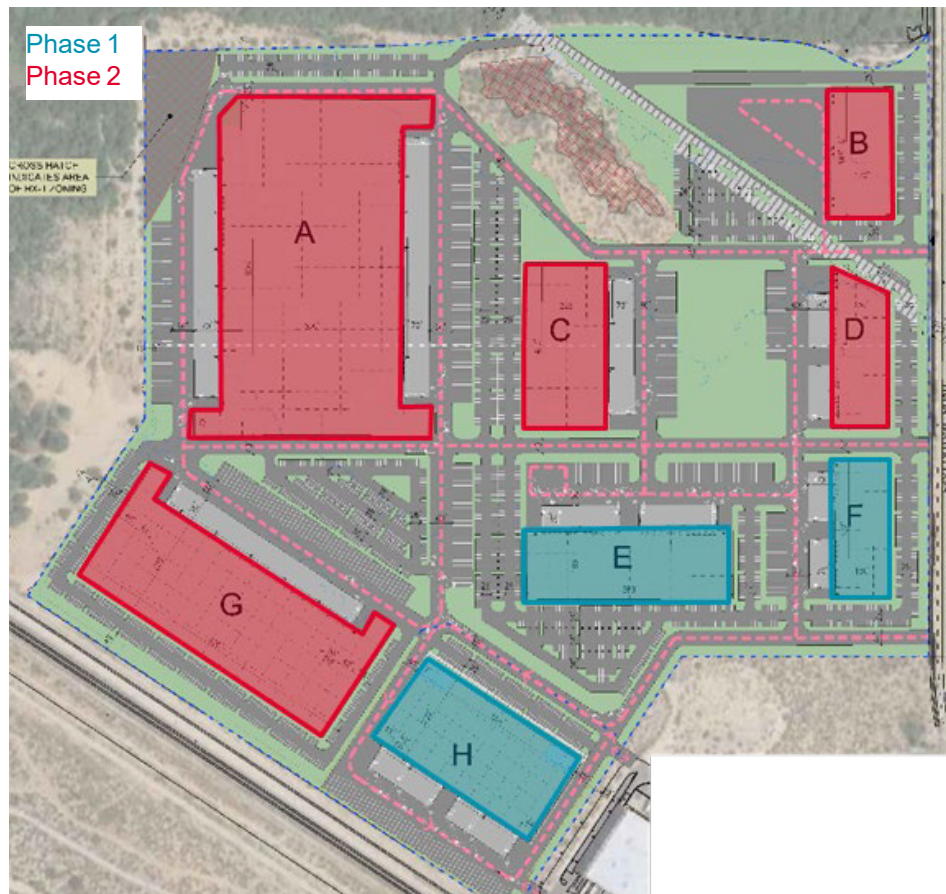
Property Highlights

- Phased project
- Q4 2025 Delivery
- Located in Rita Ranch, a 3,300-acre mixed use project with a residential population of 14,645
- Developed by Buzz Oates, one of the largest privately held commercial real estate investment management companies in the country
- Near the University of Arizona Tech Park Arizona
- Close to Rita Road and Kolb Road interchanges with Interstate 10
- Accessible to the area's largest labor force on the East Side of Tucson

Property Details

Acres	95.78
Clear Height	32'
Sprinkler	ESFR
Construction	Concrete Tilt-Up
Delivery Date	Q4 2025

Site Plan



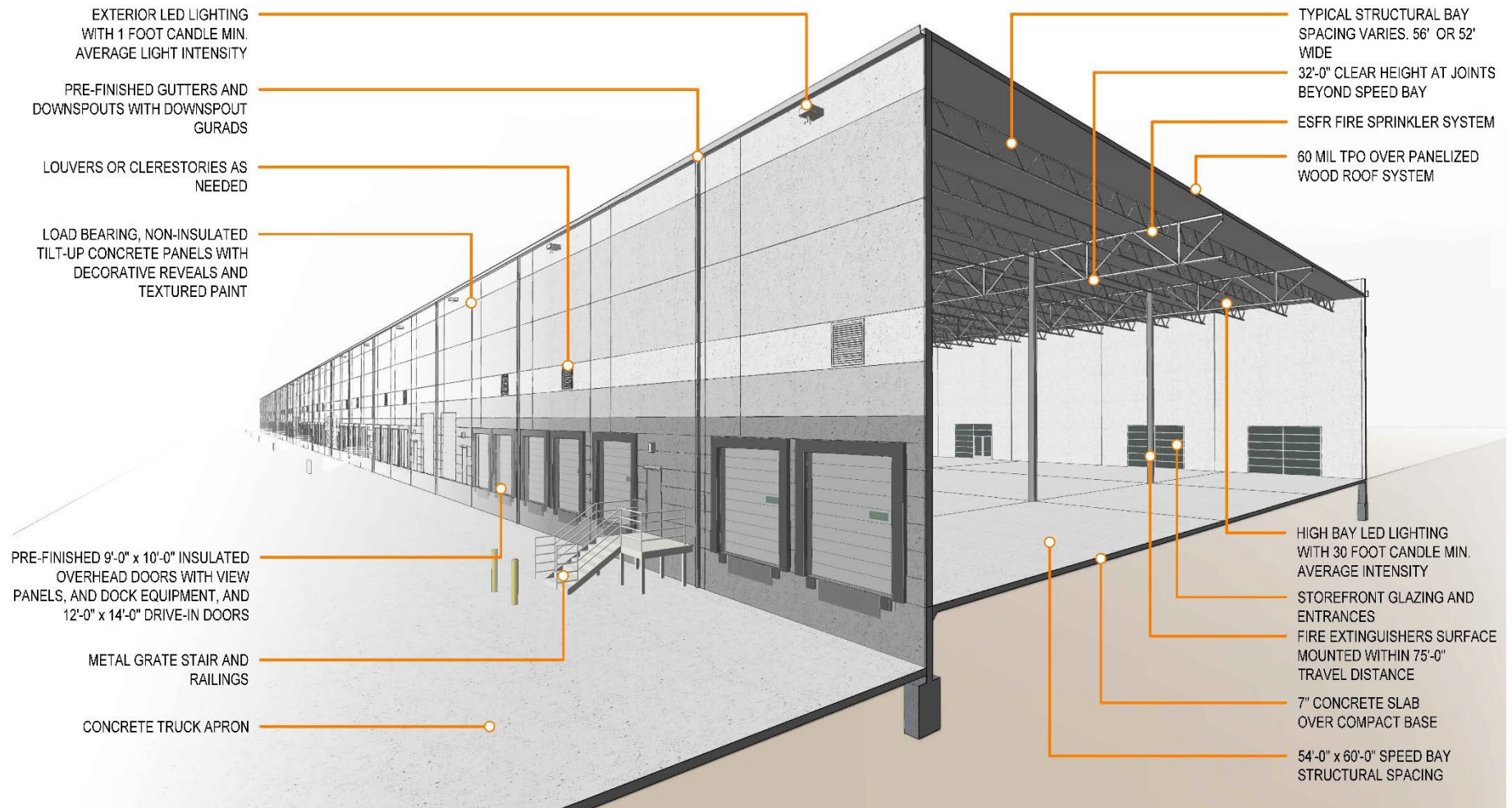
Bldg.	Building SF	Site SF	Parking	Ratio / 1,000	Dock Stalls	Grade Level O.H.	Trailer Parking
A	464,500	31.99	501	1.08	80	4	99
B	58,820	8.05	86	1.46	To Suit	6	To Suit
C	101,250	10.19	175	1.73	24	2	30
D	87,983	6.13	55	0.63	20	2	31
E	103,600	13.21	320	3.09	28	2	79
F	55,800	5.22	122	2.19	18	2	19
G	267,600	12.89	140	0.52	39	2	69
H	131,040	8.26	194	1.48	28	4	46
TOTAL	1,270,593	95.94	1,593	1.25	237	24	373

Phase 1: Buildings E, F, and H

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Architectural Rendering



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Employment Map



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TUCSON MARKET OVERVIEW

**1.08M**TUCSON MSA
POPULATION**484,397**TOTAL
HOUSEHOLDS**35%**COLLEGE
EDUCATION**0.75%**POPULATION
GROWTH RATE**\$64,323**MEDIAN HOUSEHOLD
INCOME**3.2%**UNEMPLOYMENT
RATE**53,187**UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 08/01/2024