

# Southern Arizona Regional

Industrial • Distribution • Logistics

Up to 63 Acres / 990,000± SF (Divisible) | For Sale or Lease



**DIAMOND  
VENTURES**



Jesse Blum, SIOR (Owner/Agent)  
Principal, Industrial Properties  
+1 520 546 2772  
[jblum@picor.com](mailto:jblum@picor.com)



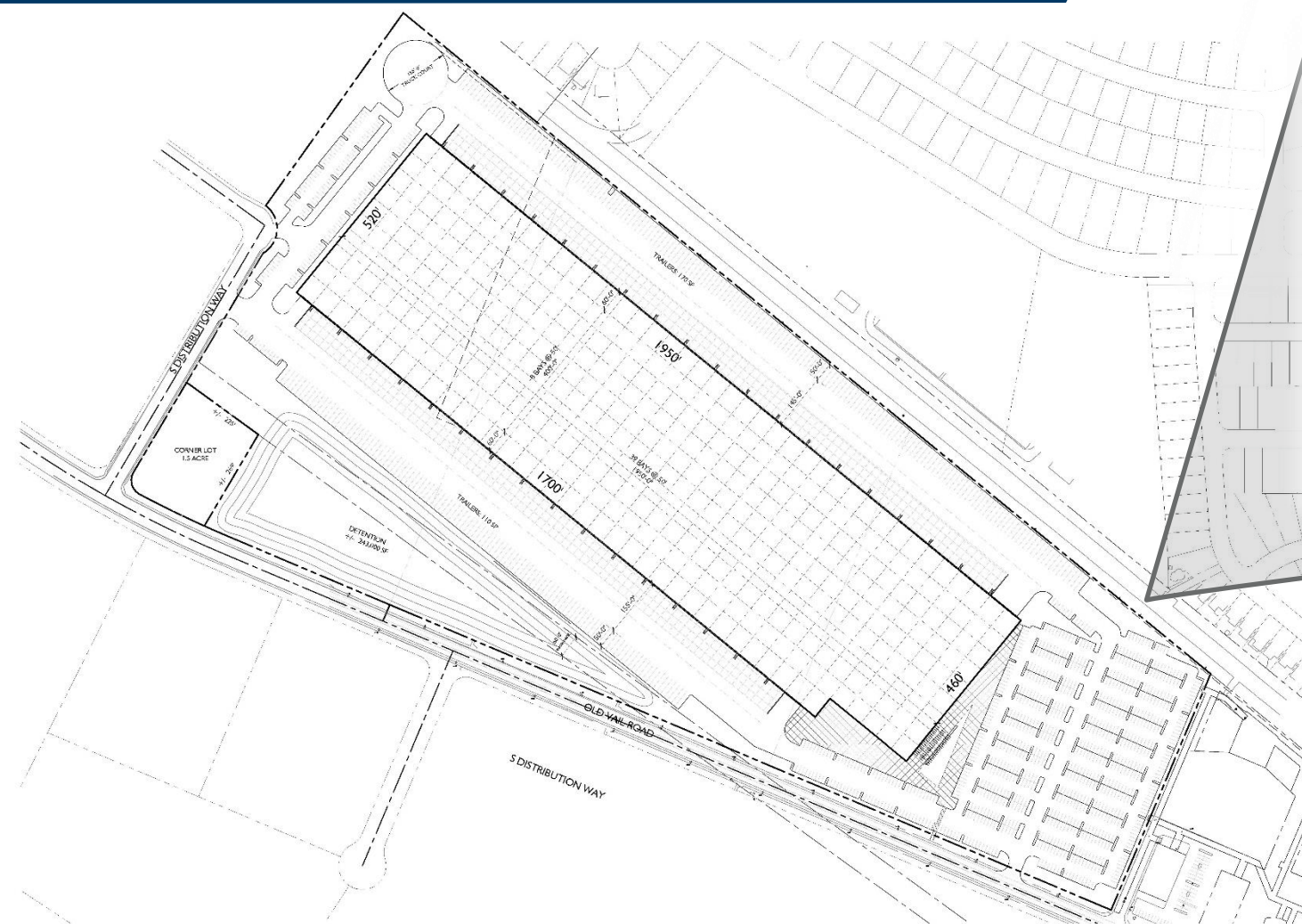
Paul Hooker, SIOR  
Principal, Industrial Properties  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)



**SOUTHERN ARIZONA REGIONAL**  
LOGISTICS • INDUSTRIAL • DISTRIBUTION



## EXAMPLE SITE PLAN – 990,000± SF Building / 63 Acres



## Trailer Parking



**Passenger Parking**  
**1,014**



## Outdoor Amenity Space



## Dock Doors



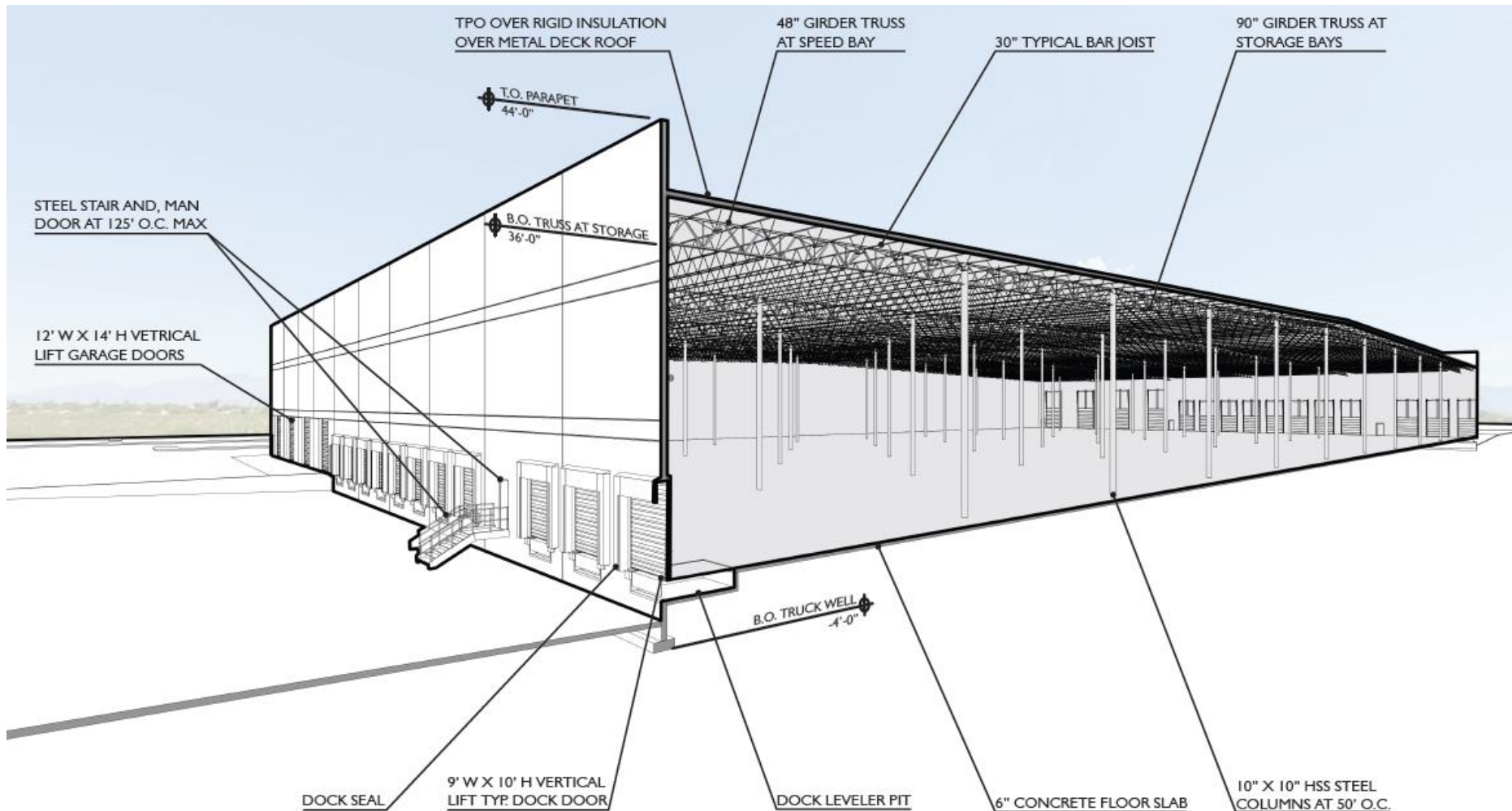
## Drive In Doors

### 12

# BUILDING HIGHLIGHTS

## *Building Highlights*

- Tucson's only present opportunity to accommodate a 990,000± SF building
- 50' x 50' column spacing
- 60' x 60' speed bay
- 36' clear height
- 165' truck court depth
- ESFR sprinkler
- 520' deep cross dock facility

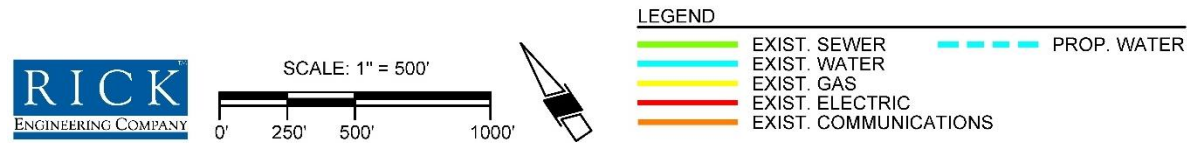




# LAND AERIAL & UTILITIES - 63 Acres (divisible)



SPRING 2022 PICTOMETRY AERIAL PHOTO



## Rita Ranch Commerce Center Parcel Context

10-20-22



# LOCATION HIGHLIGHTS

## Location Highlights

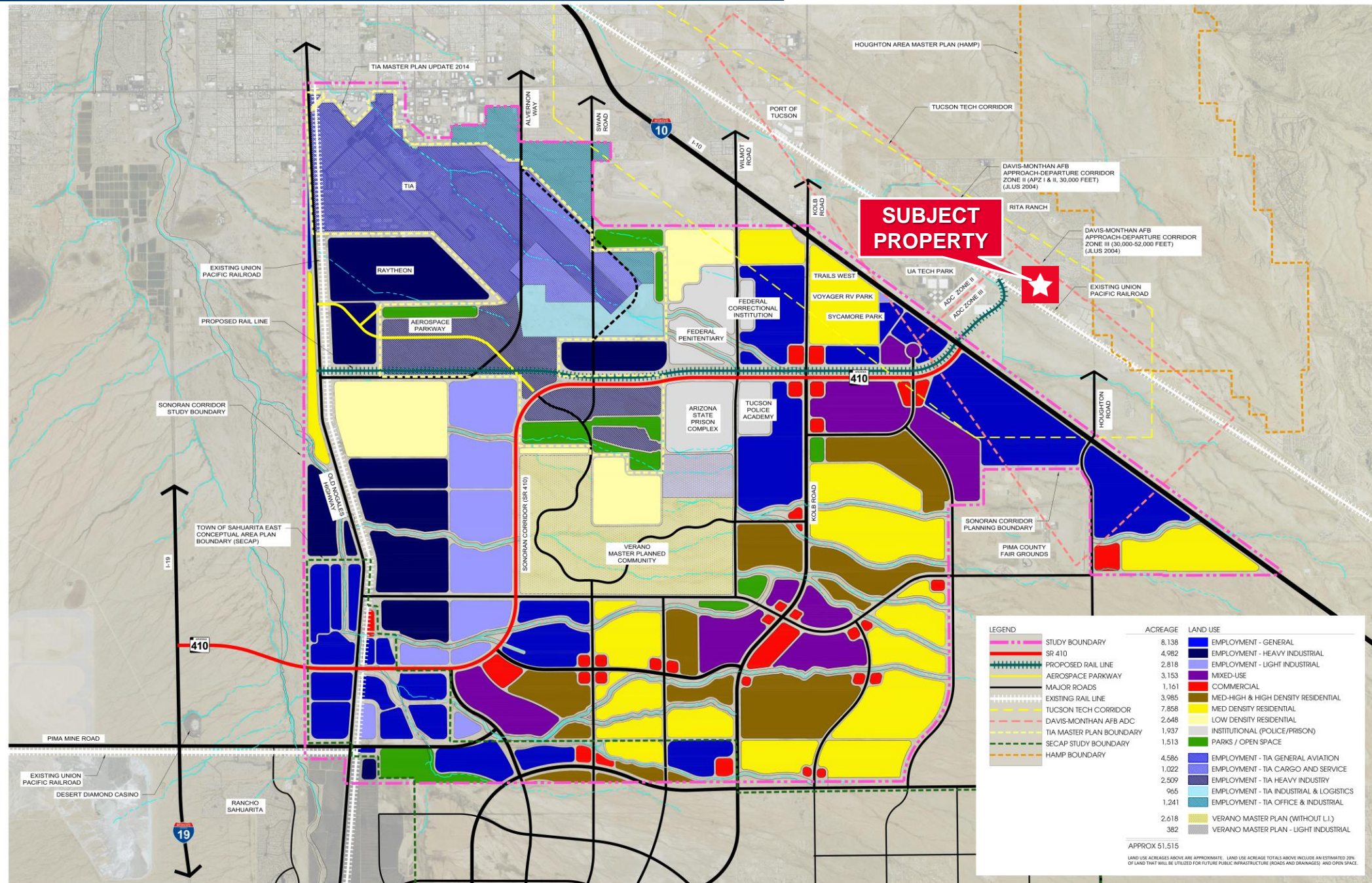
- ~1 mile to I-10
- ~1.5 miles to future Sonoran Corridor Highway
- ~1.6 miles to U of A Tech Park
- ~4.5 miles to the Port of Tucson
- ~12 miles to Tucson International Airport
- ~17 miles to The University of Arizona
- ~ 56 miles to Nogales, Mexico
- ~118 miles to Phoenix, Arizona
- ~302 miles to Texas
- ~400-500 miles to coast of California (including the Port of Long Beach)
- In nationally-recognized Vail School District





# PRELIMINARY LAND USE CONCEPT—SONORAN CORRIDOR

## DRAFT/PRELIMINARY LAND USE CONCEPT



# SONORAN CORRIDOR



# LOCATION HIGHLIGHTS

## Able to Incorporate Into Foreign Trade Zone

- 72% reduction in real property tax
- 72% reduction in personal/equipment tax
- Duty deferral
- Duty elimination
- Reduced customs reporting entries

## Logistic Advantages:

- Deep water ports
- Strong transportation infrastructure
- Excellent access for trade
- Port of Long Beach, CA
- Port of San Diego, CA
- Port of Guaymas, Mexico
- Port of Mazatlan, Mexico
- Port of Hueneme, Mexico





# TRADE MAP





# OUTDOOR AMENITY SPACE





# 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

