

Southern Arizona Regional

Industrial • Distribution • Logistics

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



**DIAMOND
VENTURES**



**CUSHMAN &
WAKEFIELD**

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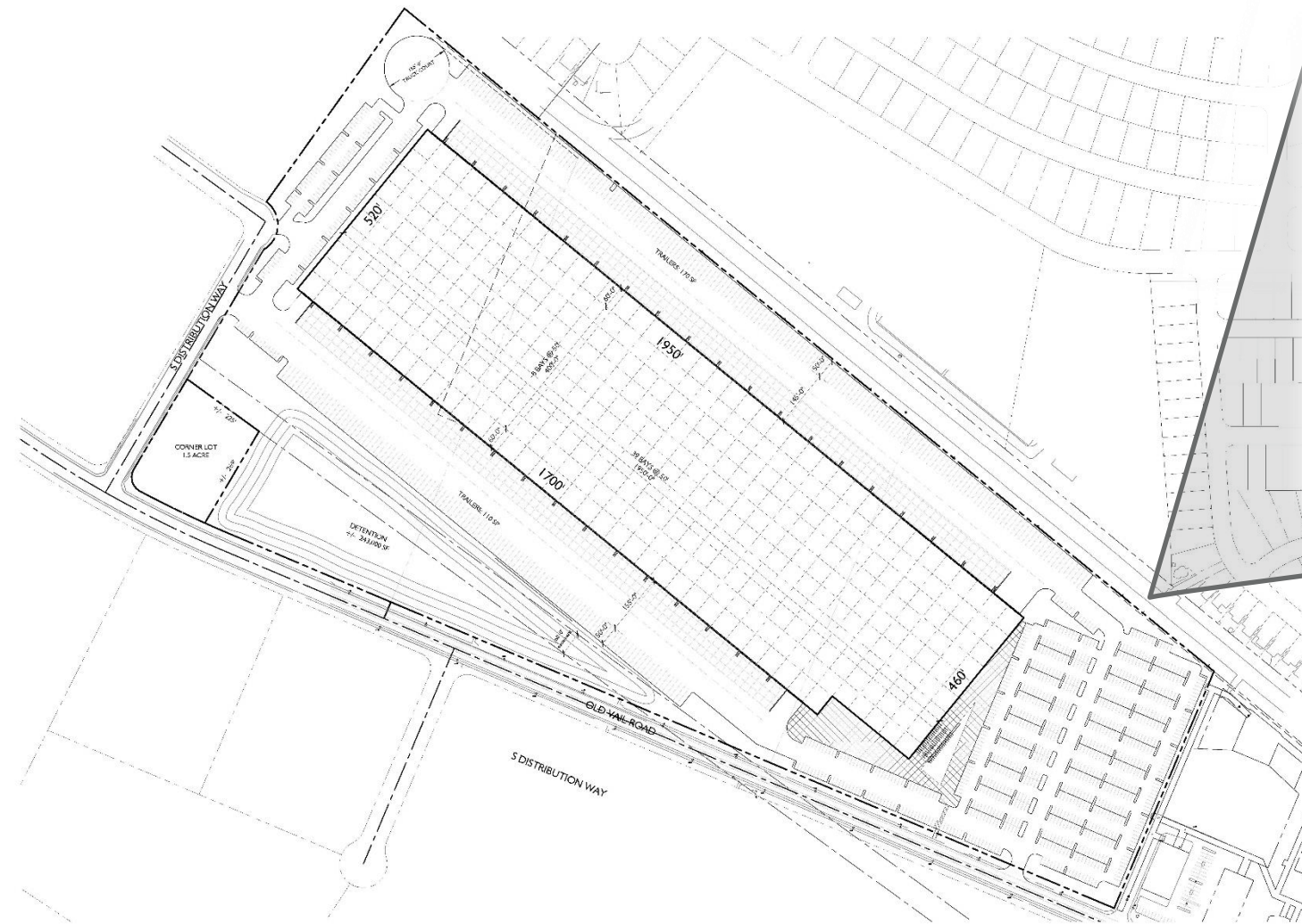
PICOR

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SOUTHERN ARIZONA REGIONAL
LOGISTICS • INDUSTRIAL • DISTRIBUTION

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



Trailer Parking
280



Passenger Parking
1,014



Outdoor Amenity Space



Dock Doors
234

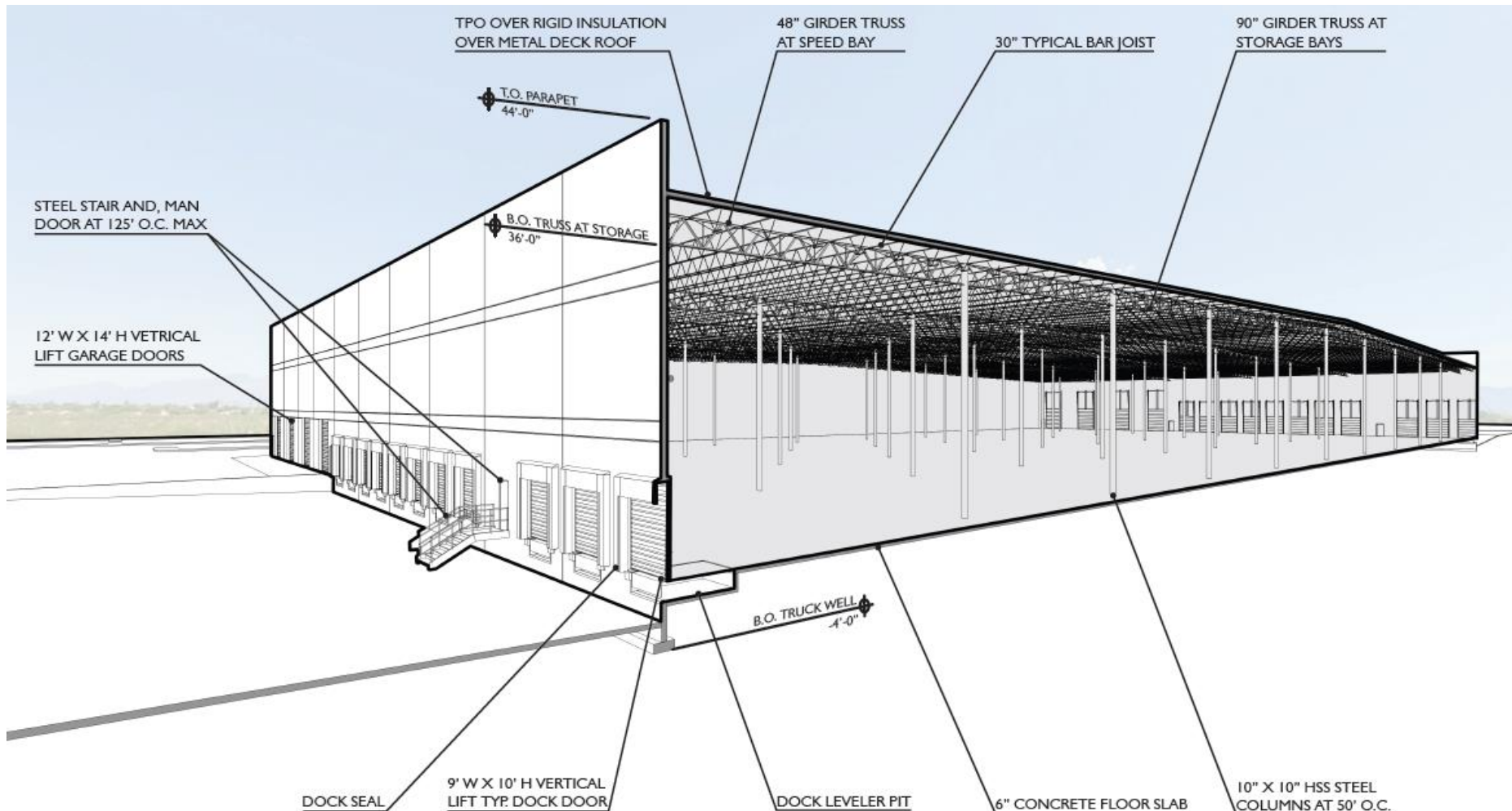


Drive In Doors
12

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



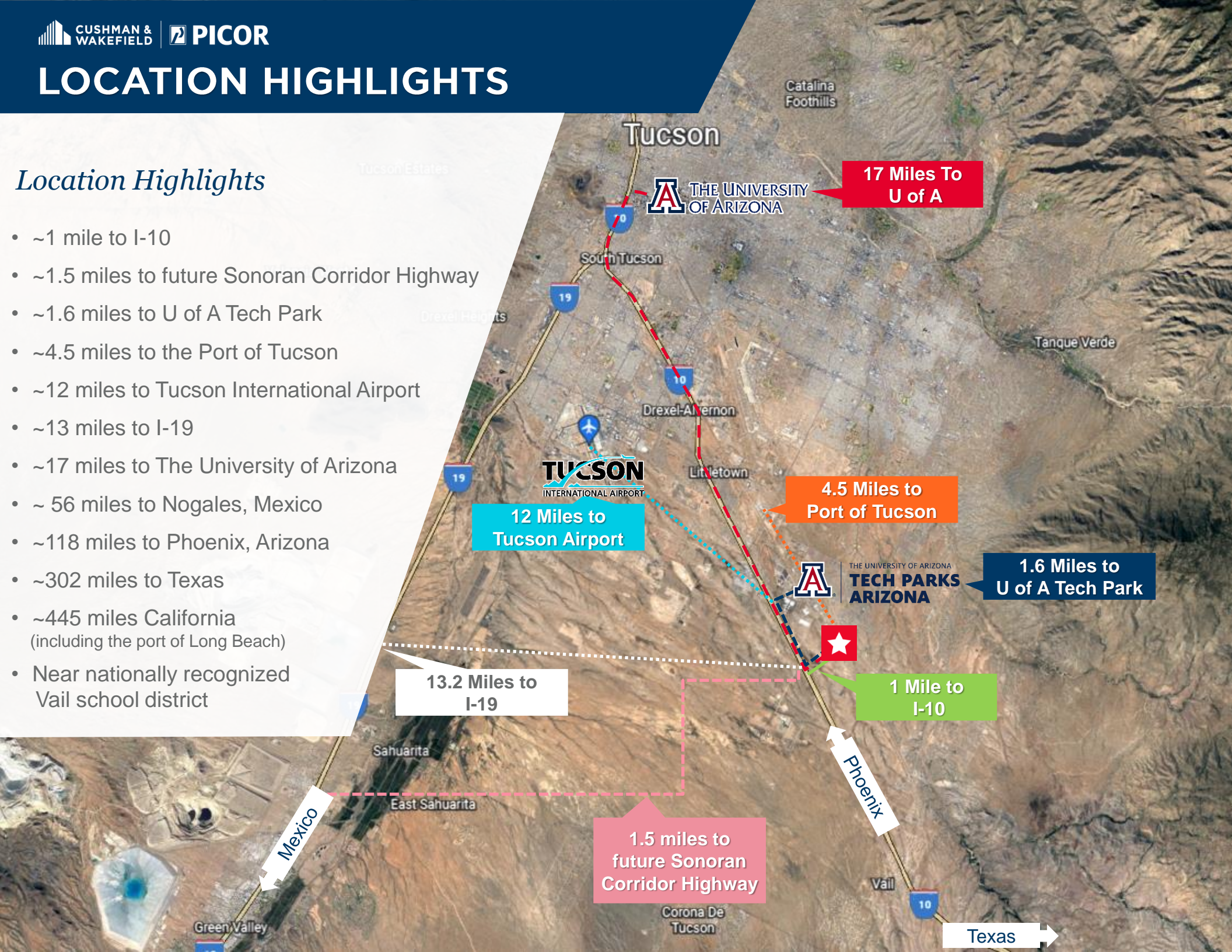
LAND AERIAL – 63 Acres (divisible)



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
- ~13 miles to I-19
- ~17 miles to The University of Arizona
- ~56 miles to Nogales, Mexico
- ~118 miles to Phoenix, Arizona
- ~302 miles to Texas
- ~445 miles California (including the port of Long Beach)
- Near nationally recognized Vail school district



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

At a Glance**1.058M**TUCSON MSA
POPULATION**434,692**

TOTAL HOUSEHOLDS

**25%**EDUCATION-
SOME COLLEGE**1.0%**POPULATION
GROWTH RATE**\$59,391**MEDIAN HOUSEHOLD
INCOME**3.3%**UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 11/28/22

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,907
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

www.arizona.edu, suncorridorinc.comRECENT INDUSTRY
ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

**46,932**UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2022

- #5 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #29 NURSING
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #108 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report