

FOR LEASE

1920 E Aero Park Blvd

Tucson | AZ

New Construction Commercial Hangar in Tucson's Airport Submarket
Ideal MRO Opportunity with Direct Runway Access

1920



E AERO PARK BLVD



PROPERTY CONTACTS

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INDUSTRIAL PROPERTY GROUP

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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LEASE AVAILABILITY

LEASE RATE \$1.67/SF per month MG

LEASE TYPE MG – Modified Gross

RENTABLE SQUARE FEET

- Total: ±32,324 SF
- Hangar: ±27,923 SF
- Office: ±4,401 SF

PROPERTY HIGHLIGHTS

- ◇ Brand new state-of-the-art steel metal construction with massive 42-foot clear heights in the center of the structure
- ◇ Large wide open floor plan allows for flexibility and many uses
- ◇ Perfect space for manufacturing, repair, operations, and aviation businesses
- ◇ Fully insulated building with gas pack heaters in the hangar
- ◇ Plumbed for compressed air, and includes an eye wash/emergency shower station
- ◇ Located in the Tucson Airport Submarket, one of Tucson's most desirable and top-performing industrial trade areas
- ◇ Directly adjacent to the Tucson International Airport with runway access and a Designated Apron consisting of approximately ±70,387 GSF
- ◇ Ideally situated just 4 miles from the I-10 and 3 miles from the I-19 with direct routes to Phoenix and the US-Mexico border



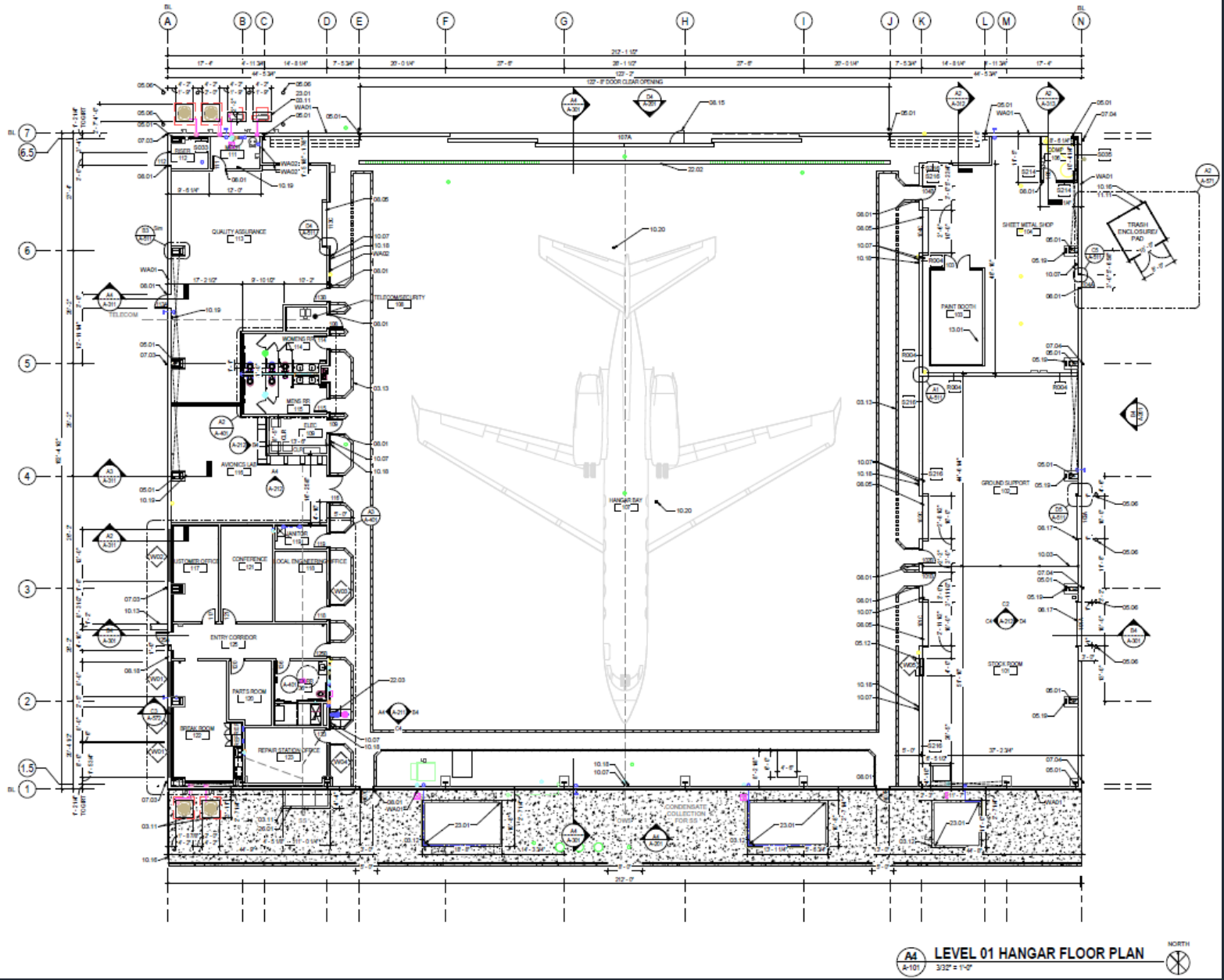
PROPERTY SPECIFICATIONS

PROPERTY AREA	<ul style="list-style-type: none">▪ Total Building: ±32,324 SF▪ Total Land: ±3.51 AC
ZONING	I-2 (Heavy Industrial – City of Tucson)
CLEAR HEIGHT	<ul style="list-style-type: none">▪ 42' in center▪ 26' on sides
LOADING	<ul style="list-style-type: none">▪ 2 Grade-level Roll-up doors (10' x 12')▪ 28' hangar door on runway access side
HEATING/COOLING	<ul style="list-style-type: none">▪ Office - HVAC▪ Hangar - Evap and gas pack heaters
YEAR BUILT	2023
CONSTRUCTION	Metal, steel beam; Standing seam metal roof
POWER	800 Amps, 480V, 3-Phase
PARKING	46 Spaces



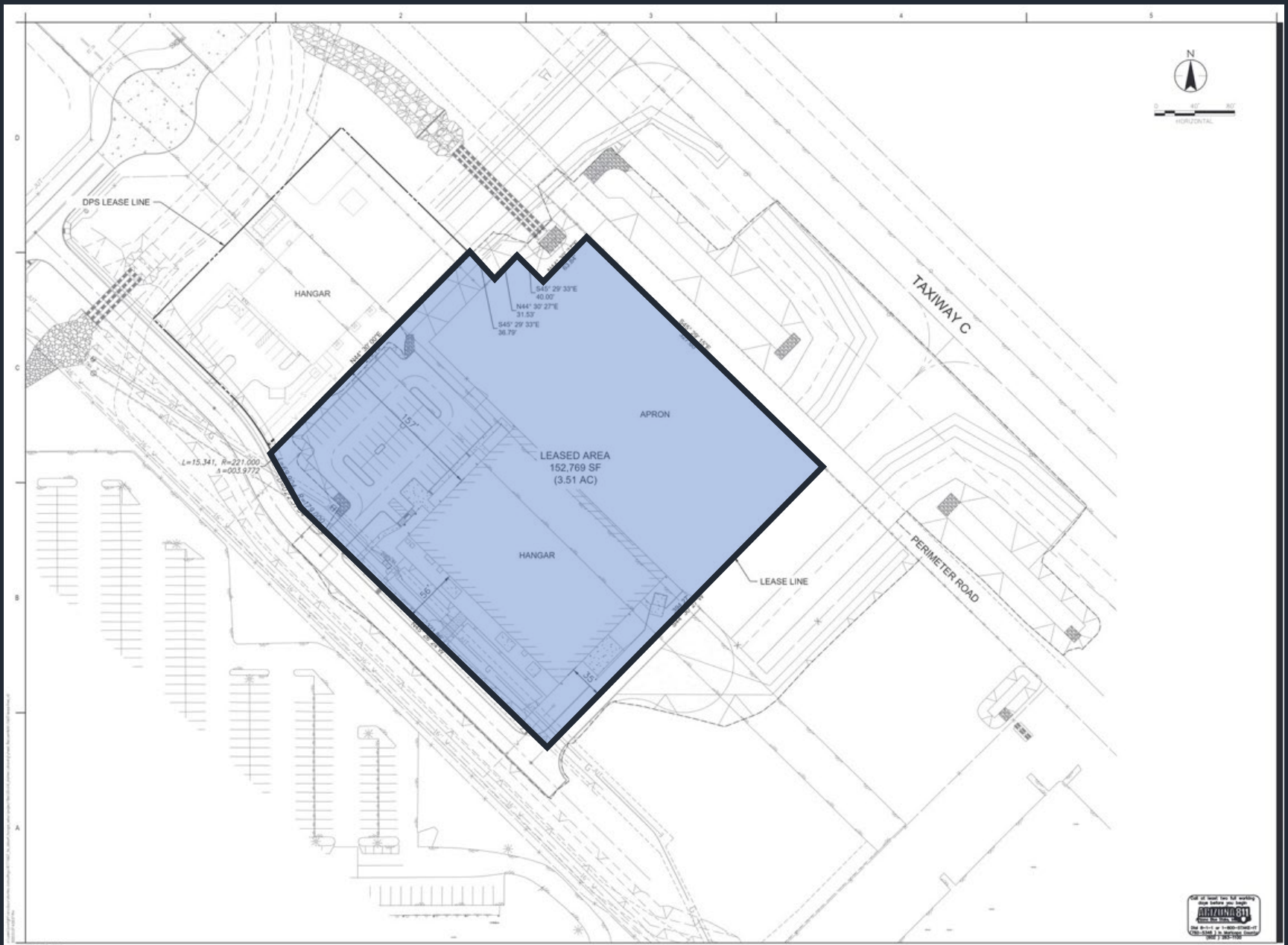


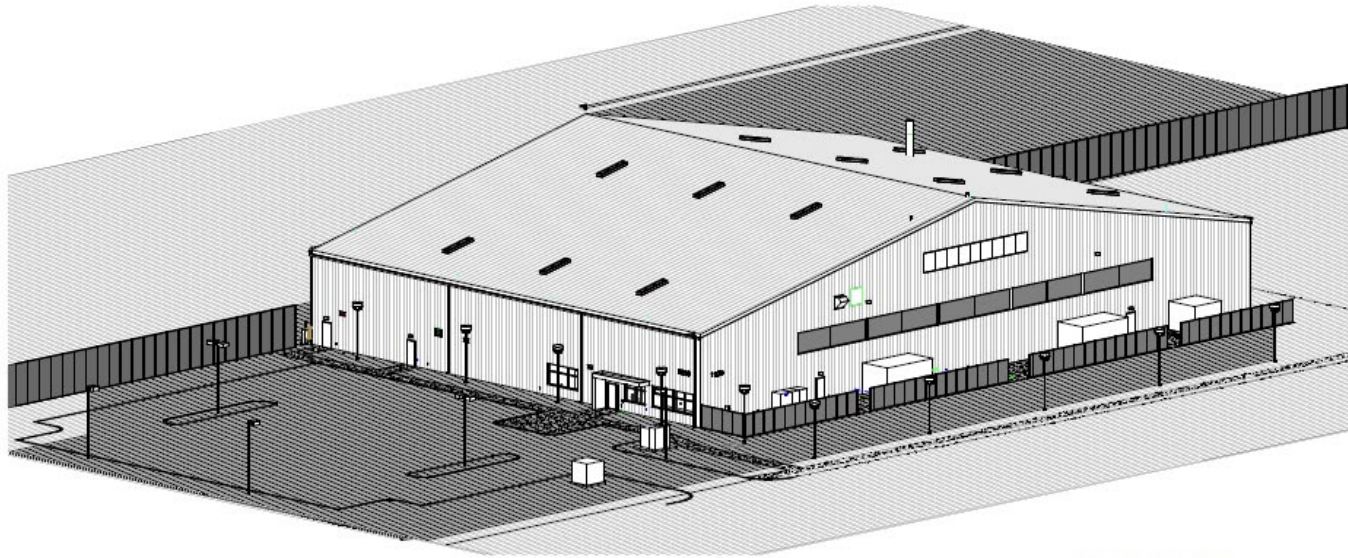
FLOOR PLAN



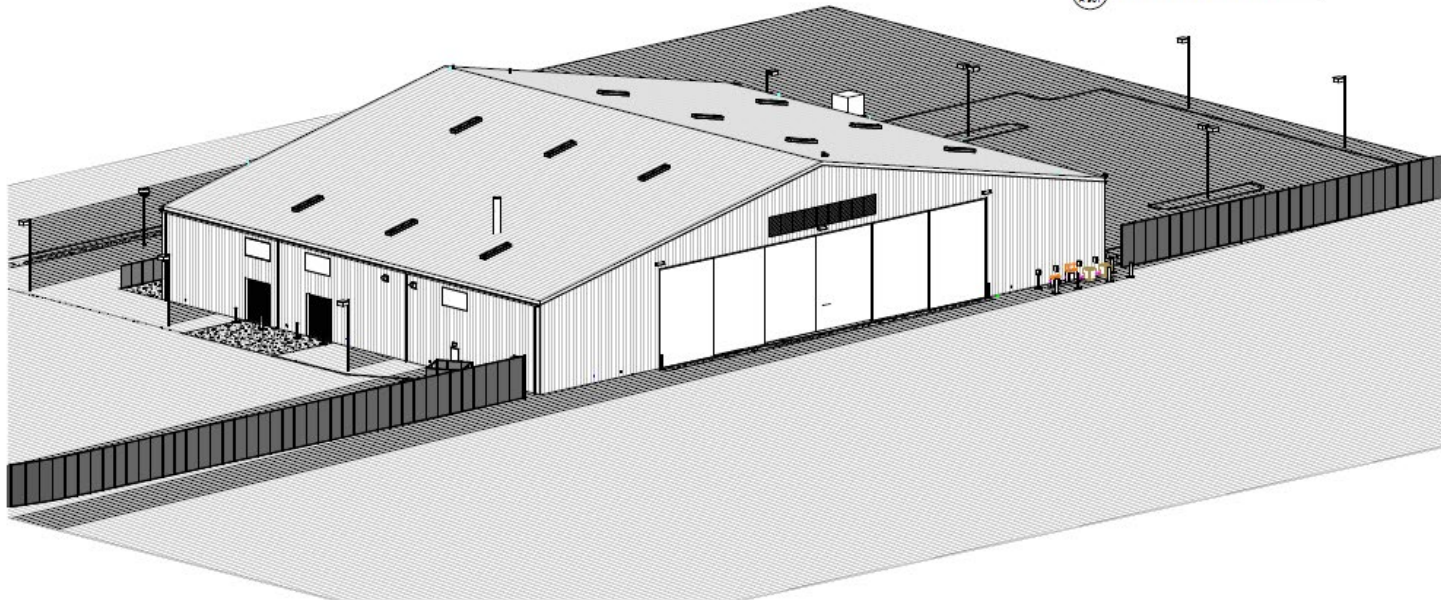
A4 LEVEL 01 HANGAR FLOOR PLAN
 8-101 332' x 110'







C4
SOUTHWEST AXON



A4
NORTHEAST AXON

TUCSON AIRPORT SUBMARKET INDUSTRIAL TRADE MAP



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- ### TOP AREA EMPLOYERS
- Raytheon Missile Systems
 - Bombardier Aerospace
 - Amazon | FedEx | Intuit
 - Empire CAT | Pepsi
 - Chamberlain Group
 - Old Dominion Freight
 - Hexagon Mining
 - Imperial Brown | HomeGoods
 - Tucson International Airport
 - CAID Industries

TUCSON AIRPORT SUBMARKET

The Tucson Airport Submarket is one of Tucson's most desirable industrial trade regions with ideal proximity to nearly every primary logistics hub and trade route in the Greater Tucson Metro. With over **10 million square feet** of industrial space, the airport submarket is home to some of the largest employers in Southern AZ, including Raytheon Missile Systems, FedEx, HomeGoods, and Amazon, among many others.

The area benefits from direct access to both the **I-10 and I-19** highways which provide uninterrupted routes to Phoenix (100 miles Northwest) and the US-Mexico border (60 miles South). Additionally, the Sonoran Corridor project is currently under construction and will allow for an east-west running highway to connect the two major interstates. Once complete within a few years, the Sonoran Corridor will offer local drivers an expeditious southern route to transport goods to Mexico as well as southern access to the airport and businesses located south of the City of Tucson.

The Southern AZ Aerospace & Defense Industry is made up of over **25,000 employees** across more than **200+ companies**. The Tucson Airport Submarket contains the **fifth highest** concentration of Aerospace and Defense employees in the entire nation, making it an ideal location for A&D and Aviation businesses, as well as a variety of other industrial users and enterprises.



10+ Million Square Feet of Industrial Space



100 Miles to Phoenix to the North



60 Miles to US-Mexico Border to the South



5th Highest Concentration of A&D workers in US



The **Tucson International Airport (TUS)** is the second largest airport in Arizona, serving as a central hub for both leisure and business travel alike. TUS provides over **21** nonstop destinations, as well as **310+** additional cities that can be reached via a one-stop connection.



2nd Largest Airport in AZ



21+ Nonstop Destinations



310+ One-Stop Connections

SOUTHERN TUCSON AERIAL TRADE MAP



**1920 E Aero
Park Blvd**

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.com

RECENT 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



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