

FOR SALE

SWC Valencia Rd & Palo Verde Rd

Tucson | AZ

±4.07 AC Industrial Land Located in Opportunity Zone
Individual Parcels Available Starting From ±1.01 AC



FOR SALE



FLINT
DEVELOPMENT

±806,606 SF spec industrial
development (Nov 2023 Completion)

SOUTH PALO VERDE RD (± 17,428 VPD)

EAST VALENCIA RD (±35,388 VPD)

PROPERTY CONTACTS

PAUL HOOKER, SIOR
Principal, Industrial Properties
+1 (520) 546 2704
phooker@picor.com

BRYCE HORNER
Industrial Properties
+1 520 546-2737
bhorner@picor.com



INDUSTRIAL PROPERTY GROUP

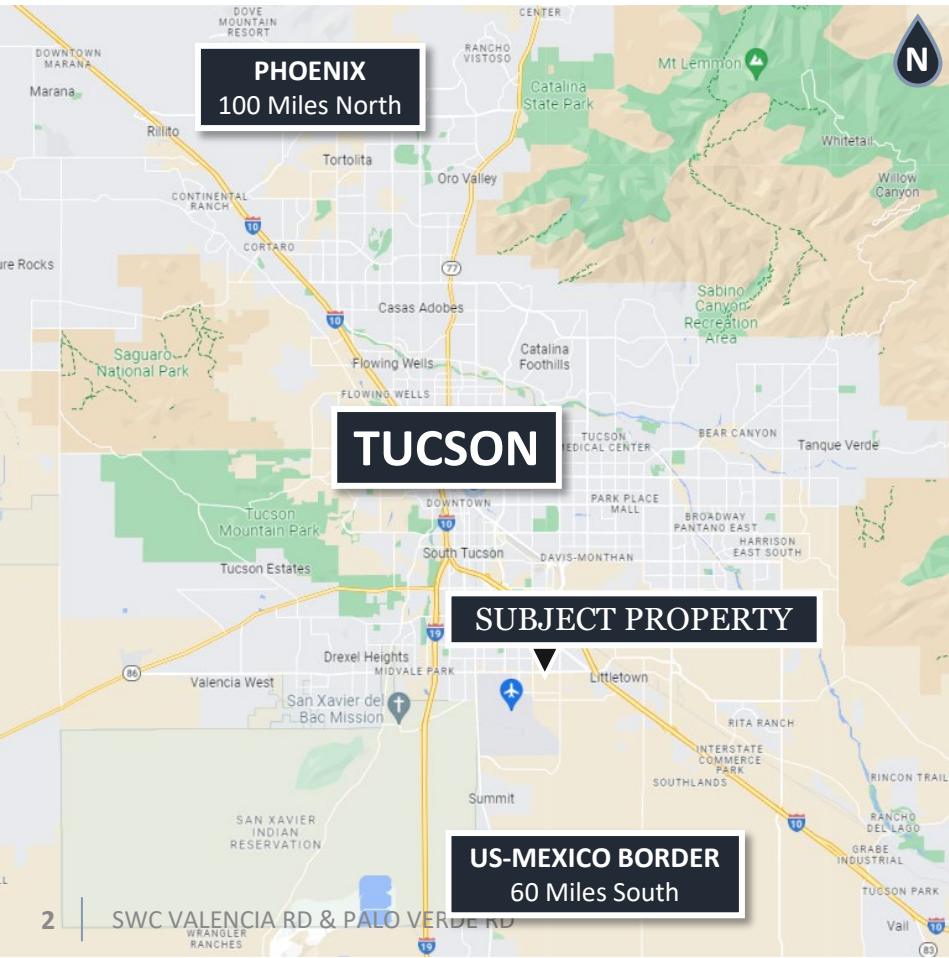
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AVAILABILITY DETAILS

TOTAL SALE PRICE	\$1,328,258
INDIVIDUAL PARCEL PRICE	140-41-0060 - \$339,068 (\$7.50/SF) 140-41-0050 - \$330,195 (\$7.50/SF) 140-41-0040 - \$330,000 (\$7.50/SF) 140-41-0030 - \$328,995 (\$7.50/SF)

**See Page 3 for parcel map and individual parcel details*



PROPERTY SPECIFICATIONS

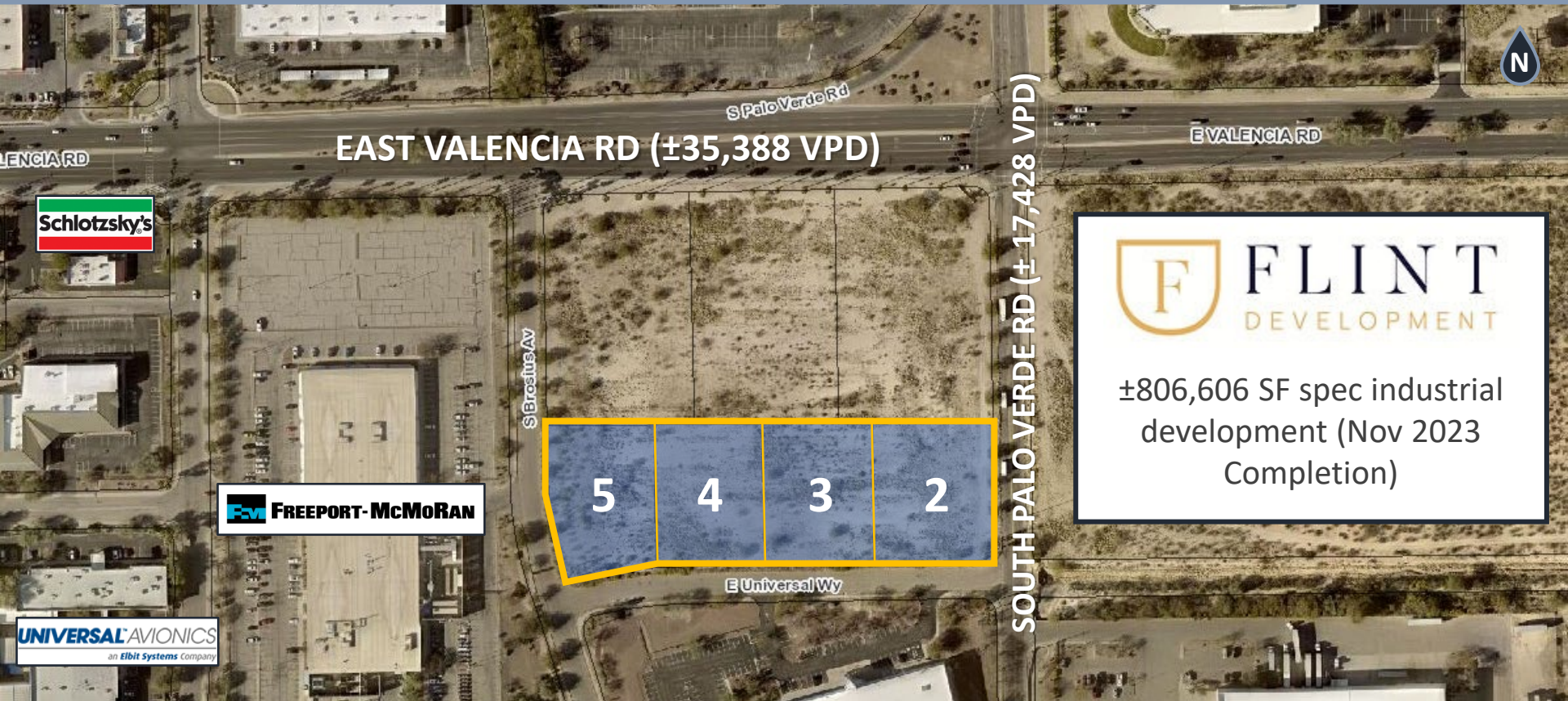
LOCATION	Southwest corner of E Valencia Rd & S Palo Verde Rd
TOTAL SITE AREA	±4.07 AC ±177,101 SF
PIMA COUNTY APNs	140-41-0060 ±1.04 AC 140-41-0050 ±1.01 AC 140-41-0040 ±1.01 AC 140-41-0030 ±1.01 AC
ZONING	Light Industrial (I-1), City of Tucson
UTILITIES	Water/Electric along E Valencia Rd and S Palo Verde Rd; Sewer and utility connections for each lot
TOTAL TAXES (2023)	\$4,332.75

PROPERTY HIGHLIGHTS

- ◇ Ideally situated just south of the high-traffic signalized intersection of E Valencia Rd (±35,388 VPD) and S Palo Verde Rd (±17,428 VPD)
- ◇ Perfect location for industrial/storage, or a variety of other uses
- ◇ Located in the Opportunity Zone
- ◇ Directly adjacent to the newly constructed Tucson Commerce Center, an 806,606 SF spec industrial development
- ◇ Nearby many major area employers such as Amazon, UPS, HomeGoods, FedEx, and Old Dominion
- ◇ Located in the Tucson Airport Submarket, one of Tucson's most desirable and top-performing industrial trade areas
- ◇ Ideally situated just 2 miles from the I-10 and 4 miles from the I-19 with direct routes to Phoenix and the US-Mexico border

PARCEL BREAKDOWN

Lot #	APN	Zoning	AC	SF	Taxes (2023)	Price/SF	Total Price
Lot 5	140-41-0060	I-1	1.04	45,209	\$ 1,106.06	\$ 7.50	\$ 339,068
Lot 4	140-41-0050	I-1	1.01	44,026	\$ 1,077.03	\$ 7.50	\$ 330,195
Lot 3	140-41-0040	I-1	1.01	44,000	\$ 1,076.44	\$ 7.50	\$ 330,000
Lot 2	140-41-0030	I-1	1.01	43,866	\$ 1,073.22	\$ 7.50	\$ 328,995
Totals			4.07	177,101	\$ 4,332.75		\$ 1,328,258



EAST VALENCIA RD (±35,388 VPD)

SOUTH PALO VERDE RD (±17,428 VPD)

FLINT DEVELOPMENT

±806,606 SF spec industrial development (Nov 2023 Completion)



TAParizona.com

TUCSON AIRPORT SUBMARKET INDUSTRIAL TRADE MAP



- 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



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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