

FOR LEASE

NWC E Valencia Rd & S Nogales Hwy

Tucson | AZ

±3.78 AC Land Available at Signalized Intersection in Tucson's Airport Submarket



PROPERTY CONTACTS

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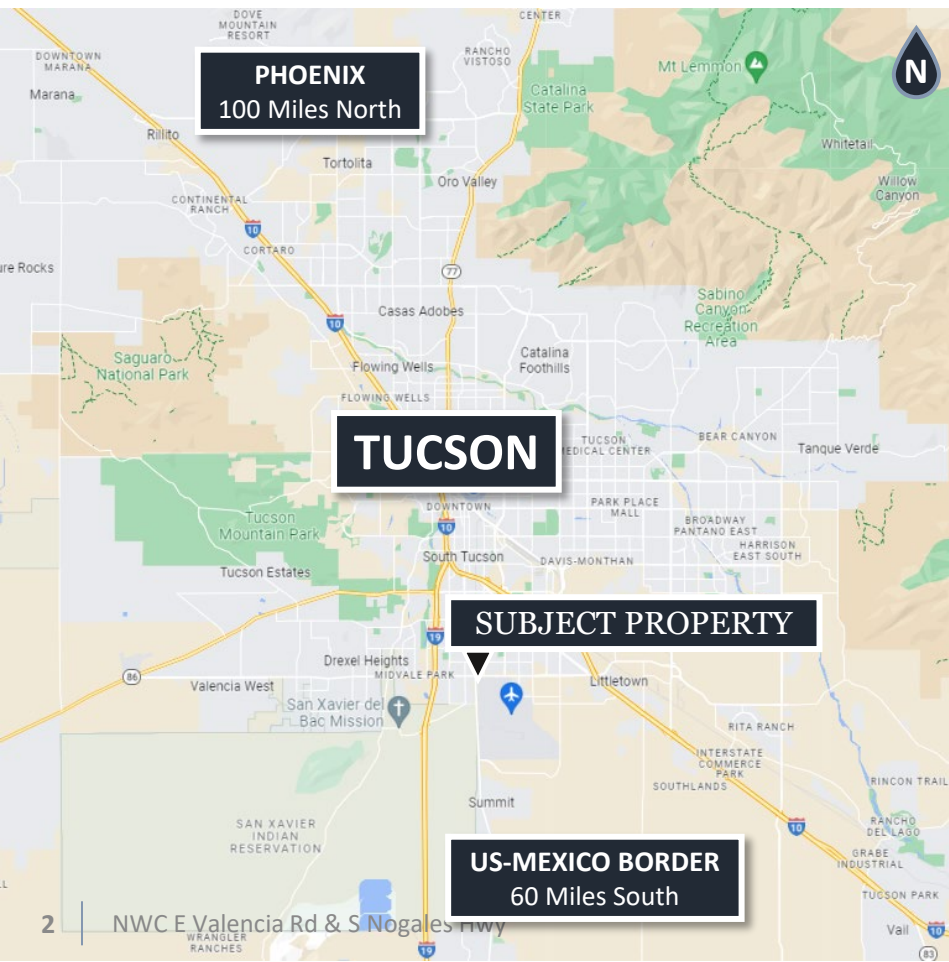
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AVAILABILITY DETAILS

AVAILABILITY	For Lease
LEASE RATE	Contact Listing Agent
LEASE TYPE	NNN Ground Lease; Tenant responsible for rent, insurance, utilities (property is tax-exempt)

PROPERTY SPECIFICATIONS

LOCATION	Northwest Corner of E Valencia Rd and S Nogales Hwy
SITE AREA	±3.78 AC ±164,562 SF
PIMA COUNTY APNs	Multiple - 8 separate APNs
ZONING	<ul style="list-style-type: none"> 3.23 AC - Commercial Zone (C-2), City of Tucson 0.55 AC - Residence Zone (R-2), City of Tucson
UTILITIES	Water/Electric along E Valencia Rd and S Nogales Hwy
TAXES	Property is exempt from property tax under current ownership



PROPERTY HIGHLIGHTS

- ◇ Ideally situated at the high-traffic signalized intersection of E Valencia Rd (±43,004 VPD) and S Nogales Hwy (± 25,883 VPD)
- ◇ Perfect location for a quick-service retail user, industrial/storage, or a variety of other uses
- ◇ Located in the Tucson Airport Submarket, one of Tucson's most desirable and top-performing industrial trade areas
- ◇ Nearby many major area employers such as Amazon and HomeGoods, and located just to the Northwest of the Tucson International Airport
- ◇ Positioned just 4 miles from the I-10 and 3 miles from the I-19 with direct routes to Phoenix and the US-Mexico border



S Fontana Av

E Hagen Pl

±3.19 AC
Commercial Zone (C-2)

±0.51 AC
Residence Zone (R-2)

SOUTH NOGALES HWY (± 25,883 VPD)

EAST VALENCIA RD (±43,004 VPD)

AERIAL - EAST



TUCSON AIRPORT SUBMARKET INDUSTRIAL TRADE MAP





SOUTHERN TUCSON AERIAL TRADE MAP



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

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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