

FOR LEASE

# 6650 S Nogales Hwy

Tucson | AZ

±11.32 AC Industrial Land Available in Tucson's Airport Submarket



## PROPERTY CONTACTS

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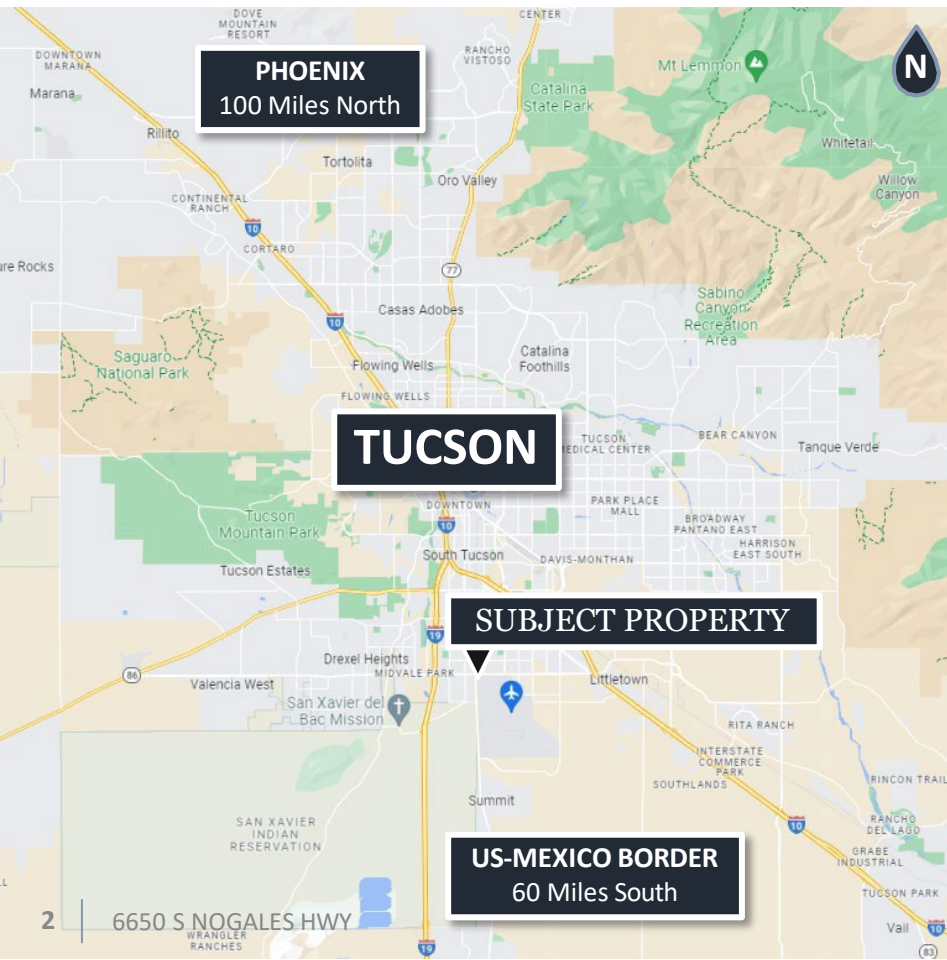
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## AVAILABILITY DETAILS

<b>AVAILABILITY</b>	For Lease
<b>LEASE RATE</b>	\$1,500/AC per month
<b>LEASE TYPE</b>	NNN Ground Lease; Tenant responsible for rent, insurance, utilities (property is tax-exempt)

## PROPERTY SPECIFICATIONS

<b>LOCATION</b>	NWC of S Nogales Hwy and E Medina Rd, just south of E Valencia Rd
<b>SITE AREA</b>	±11.32 AC ±493,241 SF
<b>PIMA COUNTY APNs</b>	138-16-002F
<b>ZONING</b>	Light Industrial Zone (I-1), City of Tucson
<b>UTILITIES</b>	Along S Nogales Hwy and E Medina Rd
<b>TAXES</b>	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



# 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

# AERIAL - EAST





# 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](http://www.arizona.edu), [suncorridorinc.com](http://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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