



FOR SALE

3390 E 36th Street

Tucson, Arizona 85713

±3.5 MILES TO DOWNTOWN TUCSON

±3.0 MILES TO THE UNIVERSITY OF ARIZONA

±1.5 MILES TO I-10

FedEx land available for sale

COUNTRY CLUB ROAD

36TH STREET

AVIATION PARKWAY



ACTIVE RAIL SPUR



±5.0 MILES TO TUCSON INTERNATIONAL AIRPORT

±47 Acre Industrial Land Development Site • Two Active Rail Spurs with Flexible Layout • Largest Available Infill Industrial Parcel In Tucson

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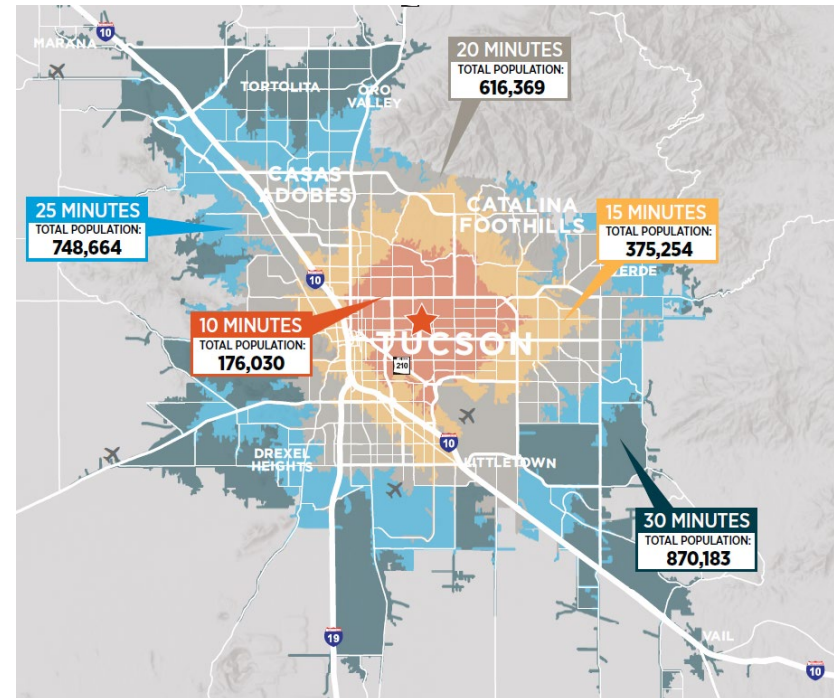
3/22/2024

Property Highlights

- Largest available infill commercial/industrial parcel in Tucson
- Two active rail spurs
- Close proximity to the central population core of Tucson (284,000+ population within a 5-mile radius)
- Directly adjacent to SR-210/Aviation Parkway (Tucson’s only dedicated crosstown expressway)
- Extremely-rare I-2 Heavy Industrial zoning in Central Tucson
- Build-to-suit opportunities available

Property Details

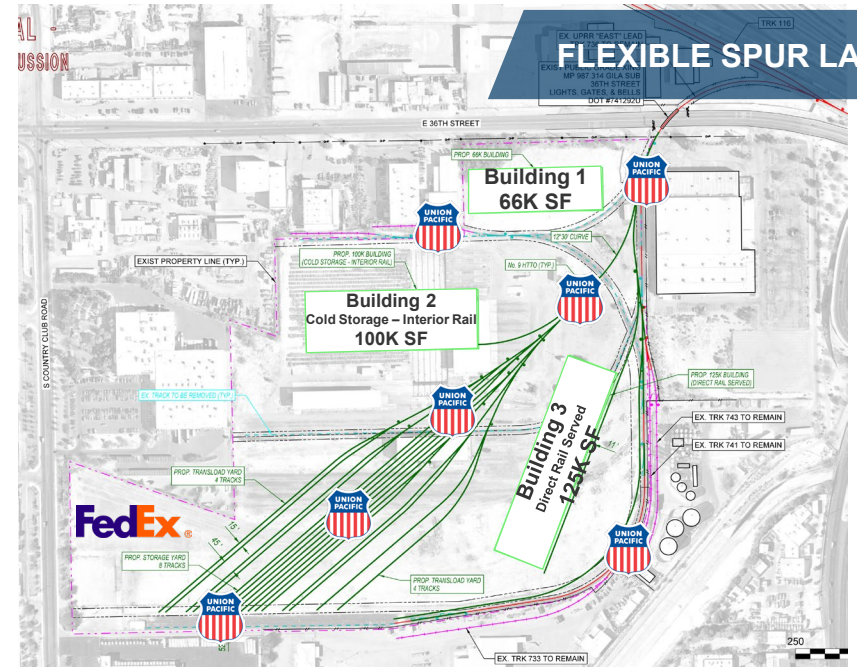
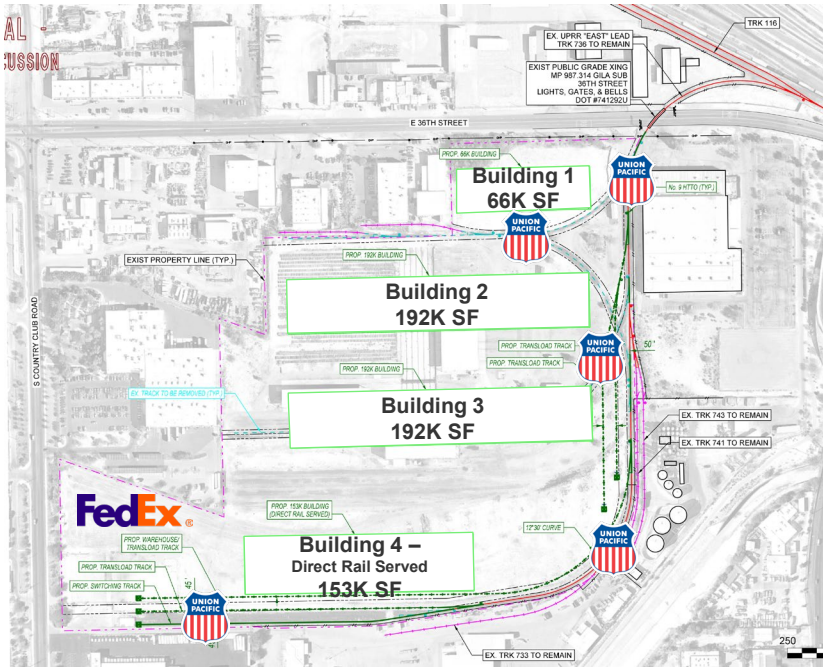
Price	Call Agents
Land Area	47± AC
Zoning	I-2, Heavy Industrial, City of Tucson
Rail Served	Yes



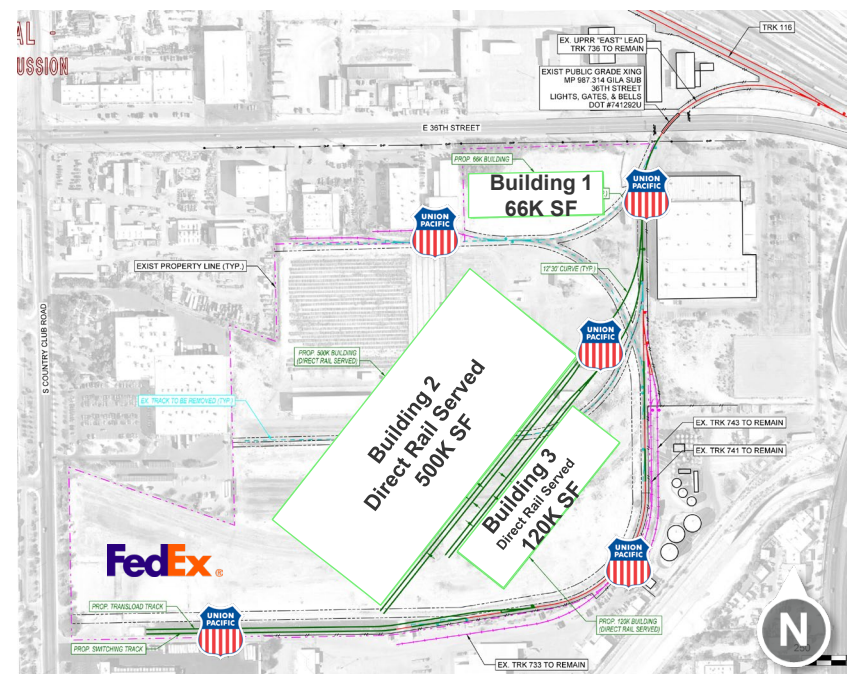
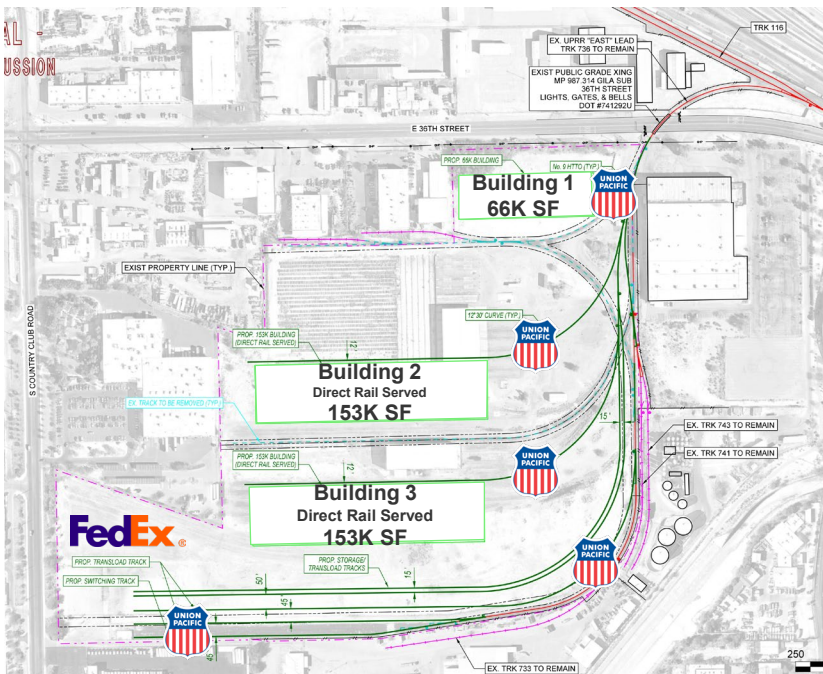
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Conceptual
Site Plans



FLEXIBLE SPUR LAYOUT



Investment Highlights

Robust Market Dynamics

In 2023, the Tucson industrial market experienced a notable increase in supply, adding nearly 1.9 million square feet. Despite this, the Q4 vacancy rate remained tight at 5.9%, emphasizing the market's stability and demand. The quarter demonstrated positive year-to-date net absorption of 309,926 square feet, underscoring Tucson's resilience. Leasing activity remained robust, with expectations for gradual rental rate increases throughout 2024. The demand was evident in landlords seeking longer lease terms, especially for smaller incubator industrial products. Warehouse, logistics, manufacturing, and mining users contributed to the market's strength, reflecting a diverse and active demand. The Airport submarket emerged as the strongest, driven by new deliveries of available space. Despite these dynamics, Tucson maintained affordability compared to larger cities, with an average lease rate of \$0.83 per square foot per month.

Prime Infill and Last-Mile Location

The Property is located within minutes of multiple major freeways providing immediate access to the population center, CBD and Tucson International Airport. Two active rail spurs serve the site, and the flexible zoning allows for a number of uses. The Property is well located with access points to both 36th Street and Country Club Road with a plan to build an Interchange adjacent to Country Club Road within the next five years. The Property location is a prime location given it is within a one-day truck drive from the Ports of Long Beach and Los Angeles, San Diego, Las Vegas, Albuquerque, El Paso, and the Mariposa Point of Entry.

Tucson: A Growing MSA

Tucson is the second-biggest city in Arizona (behind Phoenix) and is home to a growing community of college students, families and retirees. Population growth in the Tucson metro area is outpacing several other popular Western cities, including Las Vegas and San Diego. Unlike other parts of the country that are experiencing a boom in new construction activity, the development pipeline in Tucson remains relatively mild. In addition to the airport, developers are active in the northern part of the metro along I-10 near Marana. Other institutional developers in Tucson include VanTrust Real Estate, Lincoln Property Company and Flint Development.

The Tucson Industrial Market Remains Stable With Market-Wide Vacancy Approaching A Low Of 5.9%





Direct Access to Workforce
(286,000+ Population within a 5-mile radius)

SUBJECT

- 1. Davis-Monthan Air Force Base: ±1.5 miles
- 2. Interstate 10: ±1.5 Miles
- 3. University of Arizona Tech Parks: ±1.5 miles
- 4. The University of Arizona: ±3 miles
- 5. Downtown Tucson: ±3.5 miles
- 6. Tucson International Airport: ±5 miles
- 7. Catalina Foothills: ±7 miles

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